



CHOICE PROPERTIES

Estate Agents

92 George Street,
Mablethorpe, LN12 2BJ

Reduced To £179,950



It is a pleasure for Choice Properties to bring to the market this beautifully presented and spacious two bedroom semi detached bungalow. This fantastic property offers an attractive garden and is located a short distance from the beach and town centre. Early viewing is highly recommended.

The well laid out accommodation comprises:

Entrance Hall

9'3" x 6'7"

uPVC front entrance door, loft access, built in airing cupboard.

Reception Room

14'4" x 10'8"

Light and airy reception room, TV Aerial point, French double opening patio doors leading out onto the garden.

Kitchen

9'3" x 12'8"

Fitted with a range of wall and base units with worktops over, one and a half bowl ceramic sink unit with mixer tap, integral oven, four ring gas hob with extractor over, plumbing for a washing machine, integrated fridge/freezer, partly tiled walls, wall mounted boiler, pedestrian door to the garden.

Bedroom 1

11'4" x 15'0"

Remarkably spacious double bedroom, dual aspect windows.

Bedroom 2

7'8" x 10'4"

Spacious double bedroom.

Bathroom

6'4" x 5'5"

Fitted with a three piece suite comprising panelled bath with mains shower over, wash hand basin, dual flush w.c., tiled walls.

Driveway

With car port and providing off street parking.

Garage

16'5" x 8'9"

With double opening doors and lighting.

Garden

To the rear of the property you will find an attractive and privately enclosed garden which is adorned with a variety of established and colourful plants, trees and shrubbery throughout. The garden is paved and gravelled for ease of maintenance and features several seating areas which are ideal for soaking up the sunshine or dining alfresco.

Tenure

Freehold

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.

LN11 8UP

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - A.

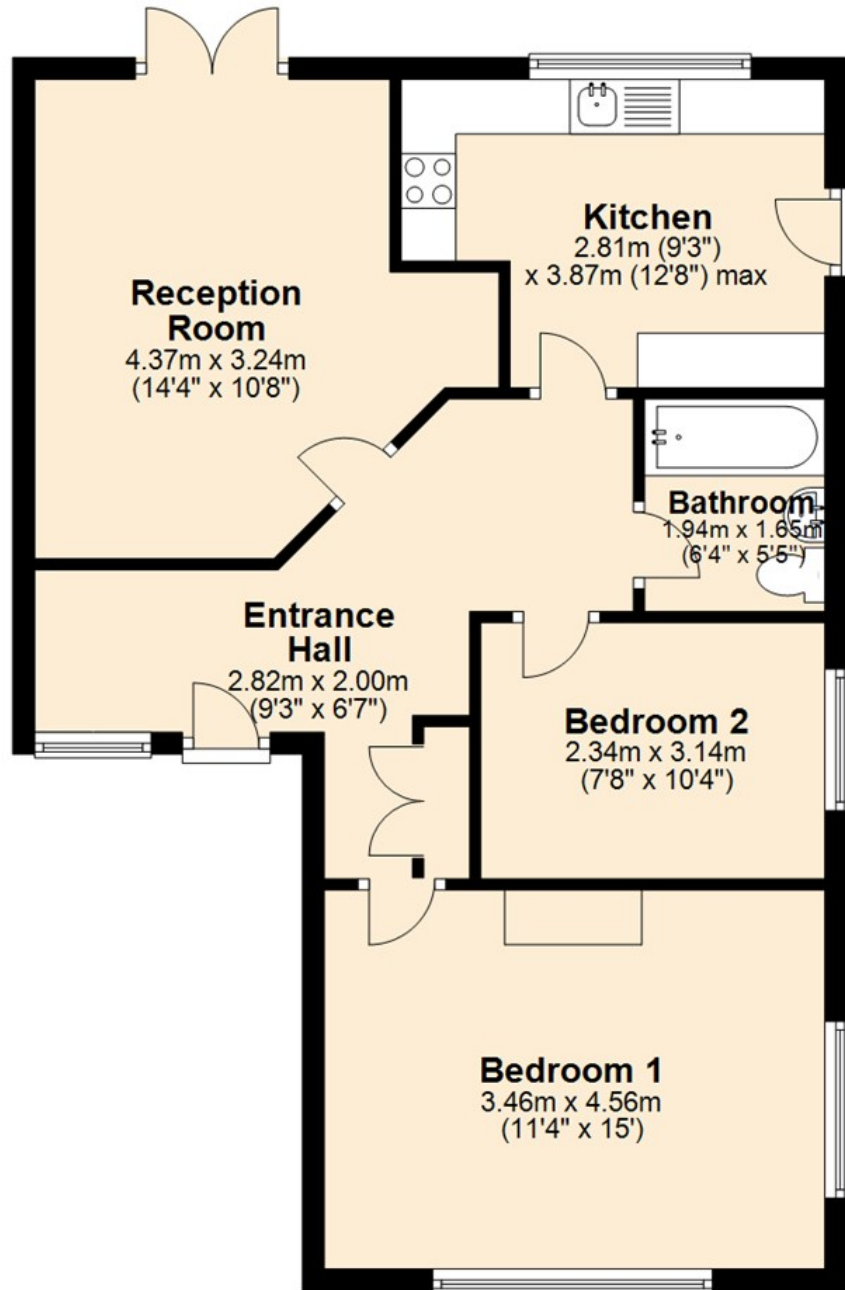
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Ground Floor

Approx. 65.2 sq. metres (702.1 sq. feet)



Total area: approx. 65.2 sq. metres (702.1 sq. feet)

Directions

From our Mablethorpe office head North along Victoria Road, at the traffic lights turn left onto High Street and then your first left onto George Street. Number 92 can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

