



# CHOICE PROPERTIES

*Estate Agents*

York House High Street,  
Mablethorpe, LN12 1EW

Price £250,000



Choice Properties are delighted to offer for sale this spacious three bedroom detached house with shop unit. This beautifully maintained property offers generously sized living accommodation with a driveway, garage and large garden as well as a shop unit currently being run as a convenience store. This fantastic property is located in an ideal position moments from the town centre and beach.

## The well laid out and sizeable accommodation comprises:

### **Entrance Porch**

5'9" x 5'8"

Double opening 'French' doors leading into the entrance porch; which is fitted with tiled flooring and a storage cupboard (measuring 1'01" x 3'03") housing the wall mounted consumer unit. Composite door leading to reception room.

### **Reception Room**

19'5" x 11'11"

Light and airy reception room with bay window to front aspect, laminate flooring, TV aerial, telephone point, the wall mounted thermostat and stairs leading to the first floor.

### **Lobby**

7'3" x 3'9"

With tiled flooring and double opening doors leading to the kitchen/dining room.

### **Kitchen/Dining Room**

10'10" x 19'1"

Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, five ring gas 'Neff' hob with a stainless steel extractor hood over, double electric 'Bosch' oven, space for a freestanding fridge/freezer, two larder cupboards, space for a tumble dryer and plumbing for a washing machine, part tiling to the walls, tiled flooring, breakfast bar area, ample space for a dining table and double opening 'French' doors to the garden.

### **Landing**

12'7" x 5'8"

With one wall light, loft access and doors leading to:

### **Bedroom 1**

11'8" x 11'9"

Spacious double bedroom with laminate flooring, three built in wardrobes with double opening doors and a bay window to front aspect.

### **Bedroom 2**

11'3" x 12'0"

Spacious double bedroom with laminate flooring.

### **Bedroom 3**

6'9" x 11'11"

Double bedroom with laminate flooring and a storage cupboard about the stairs with shelving.

### **Study**

6'0" x 5'8"

With laminate flooring and a telephone point.

### **Shower Room**

7'3" x 11'10"

Fitted with a three piece suite comprising a large shower cubicle with sliding door and mains fed double shower head over, square hand wash basin with mixer tap built into vanity and WC with dual flush button, tiled walls, heated towel rail, extractor fan and the shower room also has a cupboard (measuring 1'01" x 1'10") housing the wall mounted 'Ideal' combination boiler; supply both the central heating and hot water systems.

### **Driveway**

Providing off street parking.

### **Garage**

23'3" x 11'10"

With double opening doors to front aspect, a side uPVC door, side window and power and lighting.

## **Garden**

To the rear of the property you will find a sizeable garden laid to lawn with timber fencing to the boundaries. The rear garden further benefits from a large paved patio area and you can also access the garage from the garden; through a side uPVC door.

## **York Store**

### **Shop**

12'4" extending to 19'5" x 11'8" extending to 17'8"

York Store currently operates as a successful convenience store, and the sale of the property will include the shop too. This would include the equipment currently used in the store; including the tills, shelving and refrigerators. With the items and equipment on offer, this really is an ideal business opportunity for any potential buyer.

### **Store Room**

7'3" x 12'5"

With the CCTV controls, uPVC door to the garden, base units with stainless steel sink with drainer and mixer tap over and a sliding door to the WC.

### **Rear Store**

Providing ideal storage space and access to the loft space.

### **WC**

6'3" x 3'2"

Fitted with a WC with cistern lever, hand wash basin with single hot and cold taps, tiled walls and tiled flooring.

### **Tenure**

Freehold.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 472016

## **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,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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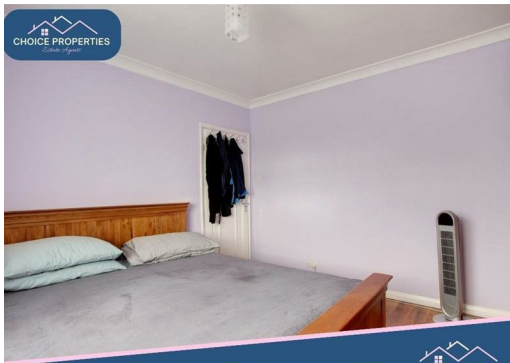
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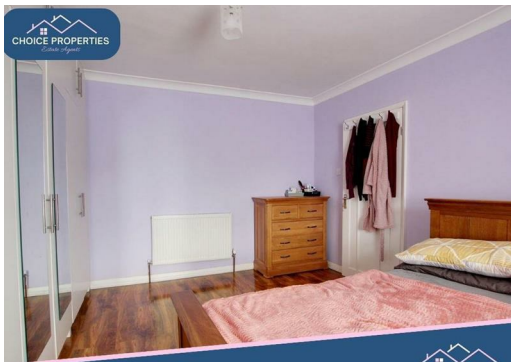
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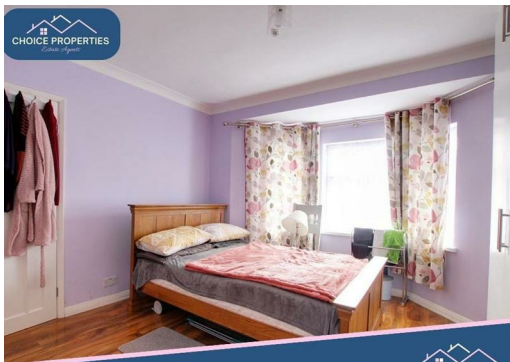
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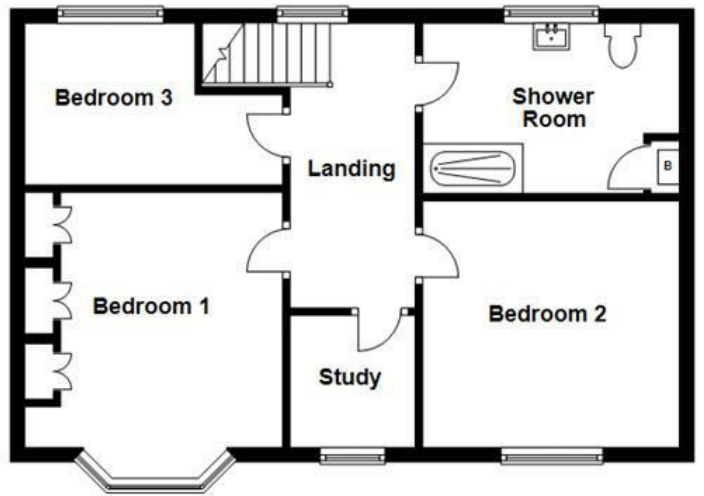


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**Ground Floor**



**First Floor**



# Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street and carry on along this road, York House 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

