



# CHOICE PROPERTIES

*Estate Agents*

25 George Street,  
Mablethorpe, LN12 2BD

Price £304,950



**\*Being sold by a motivated seller\*** It is a pleasure for Choice Properties to bring to the market this most spacious and beautifully presented four bedroom detached house, conveniently located only a short walk from both the local amenities and award winning golden sandy beaches of Mablethorpe. Additionally offered with no onward chain, the property boasts a refurbished interior, including, newly fitted kitchen and bathroom suites, new carpets throughout and further benefits from a detached garage and ample off road parking. Early viewing is advised to avoid disappointment.

The well presented and newly refurbished accommodation benefits from a new gas combination boiler, uPVC double glazing throughout and comprises:

### **Hallway**

10'02" x 4'10"

uPVC front door leading into the 'L' shaped hallway with stairs to the first flooring, inset spot lighting, the wall mounted thermostat and doors to:

### **Kitchen/Diner**

11'09" x 22'09"

Fitted with a range of stylish and modern wall and base units with worktop over, one and a half bowl stainless steel sink, integrated electric 'Zanussi' oven, four ring induction hob with extractor hood over, built in fridge/freezer, integrated dishwasher, larder cupboard, space and plumbing for a washing machine, space for a tumble dryer, ample space for a dining table, partly tiled flooring and the kitchen/diner also features a cupboard in which houses the newly fitted 'Worcester' combination boiler; supplying both the central heating and hot water systems, as well as a cupboard further housing the newly installed wall mounted consumer unit.

### **Reception Room**

12'08" x 16'08"

Light and airy reception room benefiting from double aspect windows and featuring inset spot lighting.

### **WC**

2'09" x 5'09"

WC fitted with a dual flush button and inset spot lighting.

### **Landing**

5'10" x 7'11"

With loft access, inset spot lighting and doors to:

### **Bedroom 1**

11'11" x 12'03"

Spacious double bedroom with inset spot lighting.

### **Bedroom 2**

12'02" x 8'07"

Double bedroom with inset spot lighting.

### **Bedroom 3**

7'08" x 10'00"

Double bedroom with inset spot lighting.

### **Bedroom 4**

9'10" x 7'11"

With inset spot lighting and benefiting from double aspect windows.

### **Bathroom**

7'10" x 6'11"

Fitted with a three piece suite comprising a bath tub with mixer tap and shower attachment, hand wash basin with mixer tap and WC with dual flush button, 'Blauberg' extractor fan, inset spot lighting and mermaid boarded walls.

### **Driveway**

Paved driveway with double opening timber gates enclosing a further driveway courtyard, providing ample off road parking.

## **Garage**

8'06" x 18'07"

With and up and over door, side pedestrian door, side window and power and lighting.

## **Garden**

The property is fronted by a low level bricked wall enclosing a garden laid to lawn with beds laid with shingle to the boundary, providing space for an array of plants and shrubs to be displayed.

## **Tenure**

Freehold.

## **Viewing arrangements**

Viewing 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,

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)

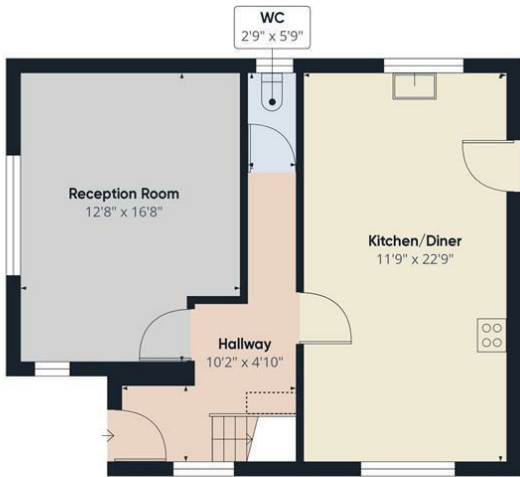
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.





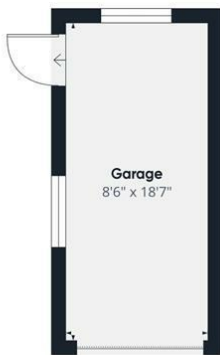




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area  
1269.05 ft<sup>2</sup>  
Reduced headroom  
3.25 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# 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 25 can be found a short way along on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			70
(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	

