



CHOICE PROPERTIES

Estate Agents

119 George Street,
Mablethorpe, LN12 2BS

Price £199,950



Choice Properties are delighted to bring to the market this remarkably spacious four bedroom semi detached house with a sizeable driveway and an attractive garden. This fantastic property is located moments from the town centre and beach and early viewing is recommended.

With the added benefit of gas central heating and uPVC double glazing, this impressive internal accommodation comprises:

Entrance Porch

With door to:-

Hallway

With staircase to the first floor, under stairs storage cupboard.

Reception Room

With large feature uPVC double glazed bay window to the front aspect, electric feature fireplace, TV Aerial point, telephone point.

Dining Room

Feature fireplace, uPVC double glazed window, uPVC double opening French patio doors leading out into the garden.

Kitchen

Fitted with a range of wall and base units with complimentary worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap, integral double cooker, four ring gas hob with featured extractor hood over, plumbing for a washing machine, partly tiled walls, condensing boiler, uPVC double glazed pedestrian door to the side aspect.

Utility

Space for freestanding fridge/freezer, space for a tumble dryer, storage shelving, uPVC double glazed window.

Bedroom 1

Spacious double bedroom with uPVC double glazed window.

Bedroom 2

Spacious double bedroom with uPVC double glazed window.

Bedroom 3

With uPVC double glazed window.

Bedroom 4

With built in storage cupboard, uPVC double glazed window.

Bathroom

Fitted with a two piece suite comprising panelled bath with single taps, pedestal wash hand basin with mixer tap, tiled splashbacks, uPVC double glazed window.

Shower Room

Fitted with a three piece suite comprising corner shower cubicle with mains shower over, pedestal wash hand basin with mixer tap, w.c., tiled splash backs, uPVC double glazed window.

W.C

Fitted with a two piece suite comprising corner wash hand basin and w.c., mermaid board to the splash backs, chrome heated towel rail.

Driveway

Paved driveway providing off road parking.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly with a paved area.

Tenure

Freehold.

Opening Hours

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

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

Arranging a Viewing

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

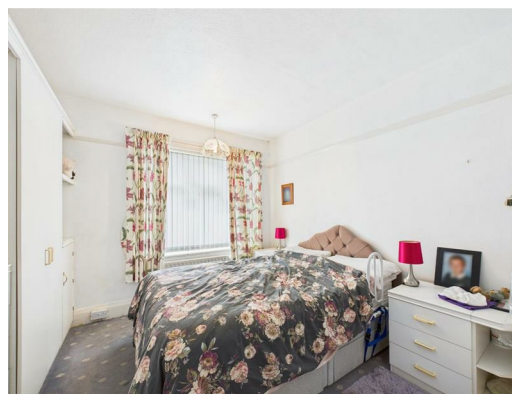
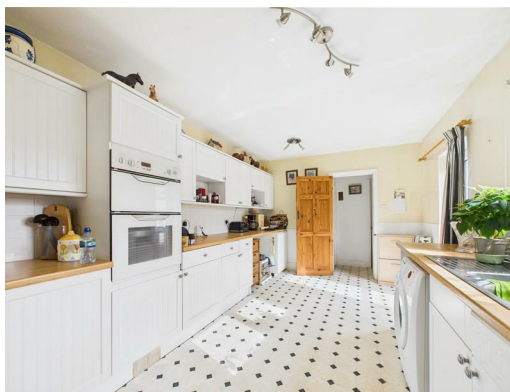
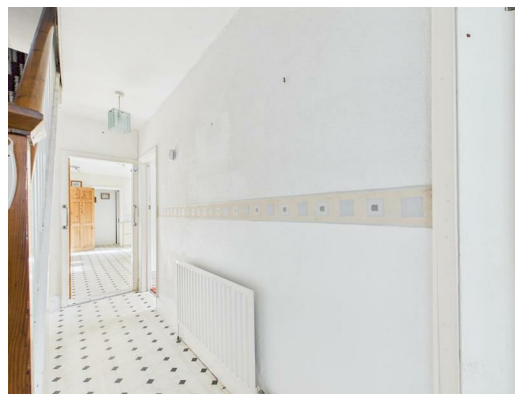
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

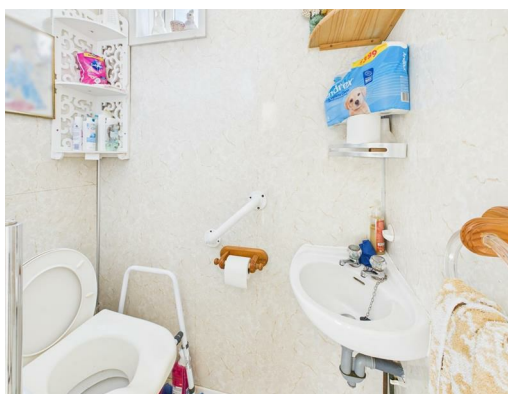
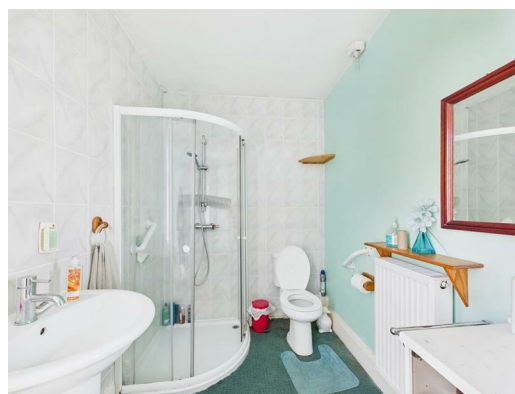
Tel. No. 01507 601 111

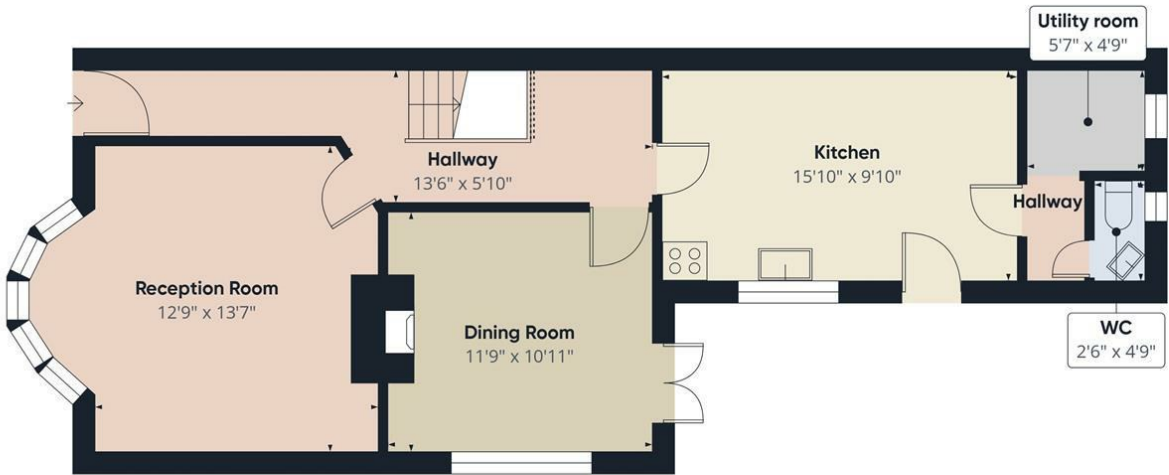
Website: www.e-lindsey.gov.uk

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

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.

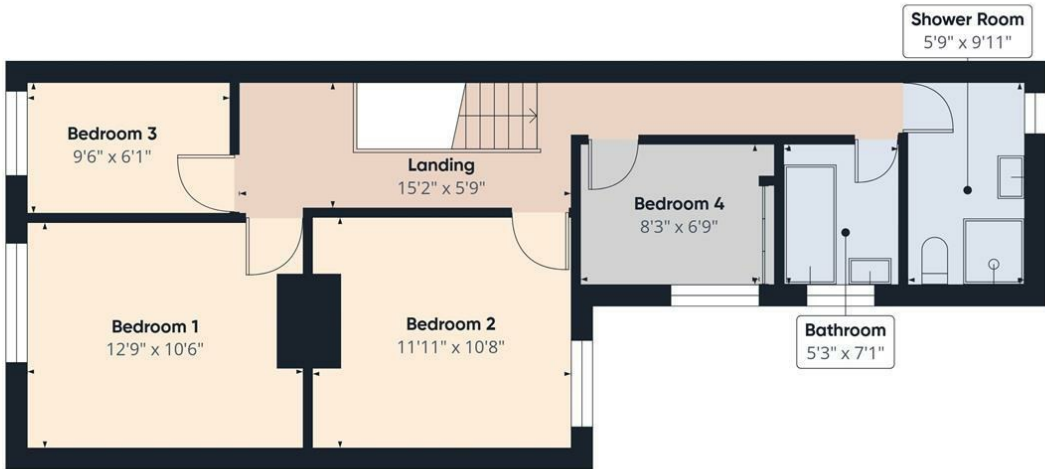






Floor 0

Approximate total area⁽¹⁾
1210 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Mablethorpe office head North to the traffic lights then turn left onto the High Street. Turn left again into George Street and number 119 can be found on your left hand side.

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

