



# CHOICE PROPERTIES

*Estate Agents*

75 George Street,  
Mablethorpe, LN12 2BH Price £299,950



Choice Properties are delighted to bring to the market this superb three bedroom, two bathroom detached house. This fantastic property offers retained period features throughout with a modern finish. as well as well manicured gardens and ample off road parking. Located just a short distance from the town centre and Mablethorpe's award winning beaches, early viewing is highly advised!

Offering generously proportioned rooms throughout with the most desirable layout, the abundantly light and immaculately presented accommodation comprises:-

### **Entrance porch**

With stunning stain glass circular window, exposed frontage, door to side aspect leading into:-

### **Hallway**

20'2" x 6'0"

With staircase to the first floor and large under stairs storage cupboard, Victorian style tiled flooring, uPVC double glazed window to the front aspect, pedestrian door to the side aspect.

### **Reception room**

16'10" x 14'10"

Abundantly light reception room with uPVC double glazed triple aspect windows, multi-fuel burner set into featured surround, TV Aerial point, French uPVC double glazed double opening patio doors leading into the garden.

### **Kitchen**

6'11" x 16'11"

Fitted with a range of wall and base units with complimentary worksurfaces over, integral double oven, space for fridge/freezer, four ring gas hob with featured extractor over, integrated dishwasher, one bowl sink unit with drainer and mixer tap, tiled splash backs, uPVC double glazed window, square archway opening into:-

### **Dining room**

8'3" x 13'11"

Original feature fireplace set into surround with tiled hearth, ample space for a dining table, French double opening patio doors leading to:-

### **Sun room**

10'0" x 13'10"

With uPVC double glazed triple aspect windows, glass pitched roof, French double opening patio doors to the side aspect.

### **Shower room**

5'6" x 7'1"

Fitted with a modern three piece suite comprising large walk in shower with mains Waterfall shower over, wash hand basin with mixer tap, tall chrome heated towel rail, tiled walls and flooring, inset spot lights to the ceiling, built in double opening storage cupboards.

### **Landing**

7'5" x 4'7"

With loft access and uPVC double glazed window to the side aspect.

### **Bedroom 1**

12'4" x 12'1"

Spacious double bedroom with uPVC double glazed window, original feature fireplace.

### **Bedroom 2**

8'6" x 12'3"

Spacious double bedroom with uPVC double glazed window.

### **Bedroom 3**

8'4" x 7'11"

Spacious single bedroom/Ideal office space with uPVC double glazed window.

## **Bathroom**

5'8" 7'10"

Fitted with a stylish three piece suite comprising freestanding bath with mains shower attachment over, wash hand basin set into vanity unit with mixer tap, w.c., large chrome heated towel rail, fully tiled walls and flooring, inset spot lights to the ceiling, uPVC double glazed window.

## **W.c.**

5'3" x 2'11"

With w.c., featured panelling, quarry tile flooring.

## **Driveway**

Block paved driveway providing off road parking for several vehicles.

## **Gardens**

The property sits proudly upon a generously sized and privately enclosed gardens with featured hedging to the borders creating a privately enclosed plot. The garden is neatly laid to lawn and features an abundance of established plants, trees and shrubbery throughout. There is an attractive paved patio seating area which is ideal for relaxing in the sunshine or outdoor dining. There are two useful storage sheds. A gate to the side of the property provides access to the front.

## **Tenure**

Freehold.

## **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.

## **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.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 860033.

## **Opening hours**

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

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

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. 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



Floor 1

Approximate total area<sup>(1)</sup>  
1279 ft<sup>2</sup>  
Balconies and terraces  
29 ft<sup>2</sup>  
Reduced headroom  
14 ft<sup>2</sup>

(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.

GIRAFFE360

# 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 26 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			65
(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	

