CHOICE PROPERTIES

Estate Agents

83 George Street, Mablethorpe, LN12 2BL

Reduced To £269,500



Choice Properties are pleased to offer for sale this generously proportioned five bedroom detached dormer bungalow, situated on a quiet residential road, only a short distance from both the local amenities and golden sandy beaches of Mablethorpe. Boasting privately enclosed gardens, sizable covered car port and driveway, and offering huge potential for someone to add their own stamp to the property. Early viewing is certainly advised to appreciate this unique home.

The Property Ombudsman
naea | propertymark PROTECTED

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the abundantly light and bright accommodation comprises:-

Entrance Hall
L- Shaped hallway door leading to ;-

Reception Room
Light and airy reception room with dual aspect windows including two bay windows to the front. Three radiators. Staircase to the first floor landing.

Kitchen
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, plumbing for a washing machine, integrated oven and four ring gas hob with extractor over.

Utility Room
Wall mounted 'Worcester' boiler.

Hallway

Bedroom 1
Spacious double bedroom. Radiator.

Bedroom 2
Spacious double bedroom. Radiator. Hand wash basin.

Bedroom 3/Study
Radiator. Hand wash basin.

Bathroom
Fitted with a white three piece suite comprising a panelled bath tub with shower over, pedestal hand wash basin and wc. Tiled walls. Radiator.

Landing
Doors to:

Bedroom 4
Double bedroom. Radiator. Hand wash basin.

Bedroom 5
Radiator.

Shower Room
Fitted with a three piece suite comprising shower enclosure with electric shower, hand wash basin and wc. Tiled walls. Radiator.

Garden
To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid to lawn for ease of maintenance.

Driveway
Providing off road parking.

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

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

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

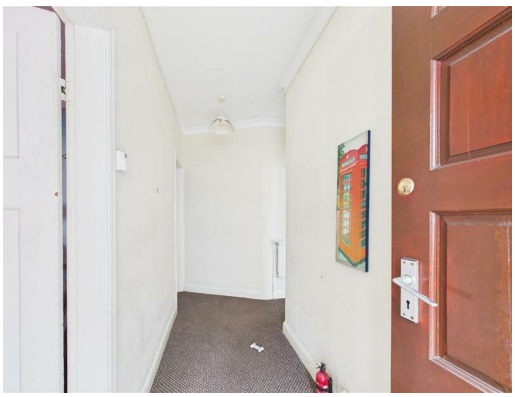
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.

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.



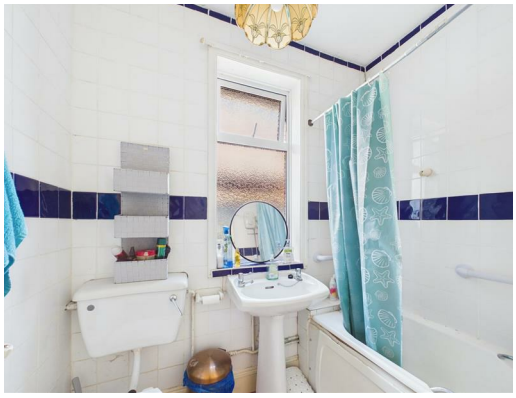















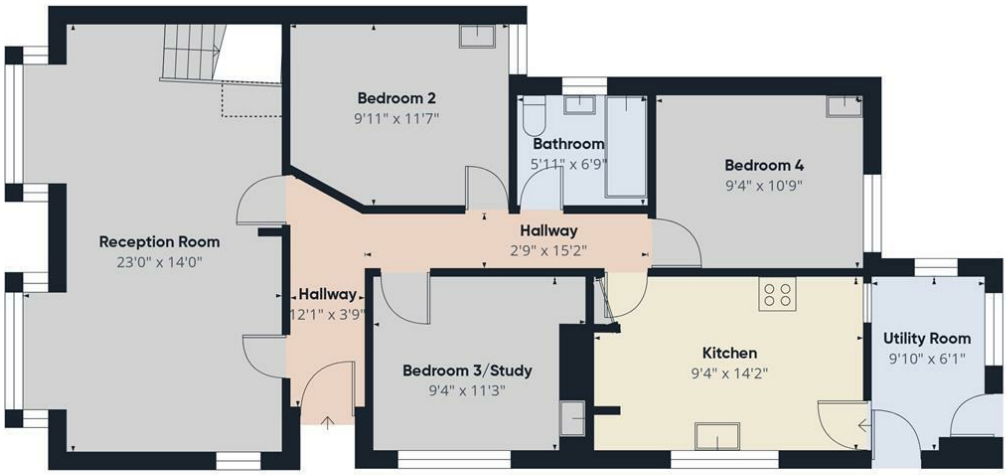




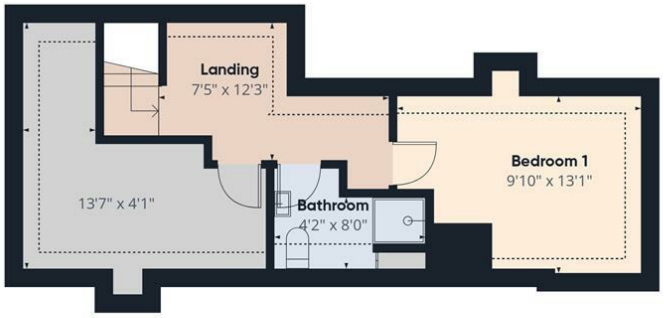








Floor 0



Floor 1

Approximate total area(1)

1285 ft²

Reduced headroom

95 ft²

(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 along Victoria Road, at the traffic lights turn left onto High Street and then your first left onto George Street. Number 97 can be found roughly half way down on your left-hand side.

