CHOICE PROPERTIES

Estate Agents

9 George Street, Mablethorpe, LN12 2BD

Reduced To £199,950

Choice Properties are delighted to offer for sale this most spacious four bedroom (one en-suite) end terrace house, located ideally for the local amenities and golden sandy beaches. Further benefitting from off road parking, an enclosed rear garden and a tasteful renovation throughout, early viewing is certainly advised!

Benefitting from uPVC double glazing and a new gas central heating system, this spacious accommodation comprises:

Entrance Hall
uPVC entrance door. Radiator. Staircase to the first floor landing.

Reception Room
Light and airy reception room with dual aspect windows including an angled bay window to the front. TV aerial point. Radiator.

Dining Room
Ample space for dining table and chairs. Dual aspect windows. Radiator.

Kitchen
Newly fitted stylish kitchen comprising a range of wall and base units with work surfaces over, 1.5 bowl sink unit and drainer with mixer tap, integrated oven and four ring induction hob with extractor over. Under-stairs storage cupboard. Radiator. Back door leading to the garden.

WC / Utility
Utility space with plumbing and space for a washing machine, wall mounted 'Ideal' combination boiler, WC and wash hand basin. Radiator.

Landing
Doors to:

Bedroom 1
Spacious double bedroom with two windows to the front aspect. TV aerial point. Radiator. Door to:

En-Suite
Fitted with a three piece suite comprising shower enclosure with mains fed shower over, wash hand basin with mixer tap, dual flush wc. Radiator. Part tiled walls.

Bedroom 2
Spacious double bedroom. TV aerial point. Radiator.

Bedroom 3
Radiator. TV aerial point.

Bedroom 4
Radiator.

Bathroom
Fitted with a white three piece bathroom suite comprising panelled bath tub, wash hand basin with mixer tap, and WC. Tiled walls. Radiator.

Driveway
Providing ample off road parking.

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

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

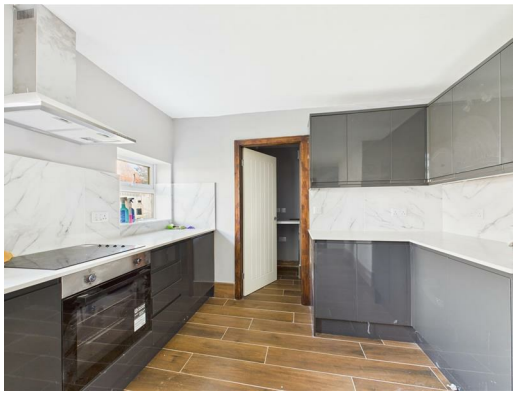
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - TBC.

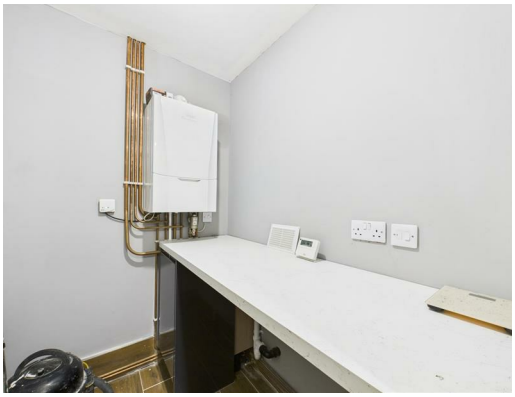
Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

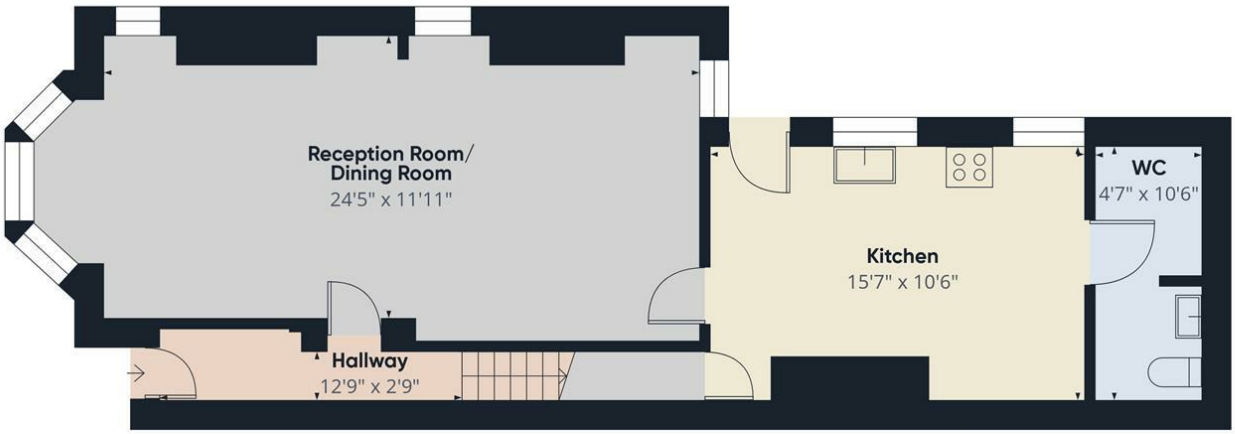
Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.

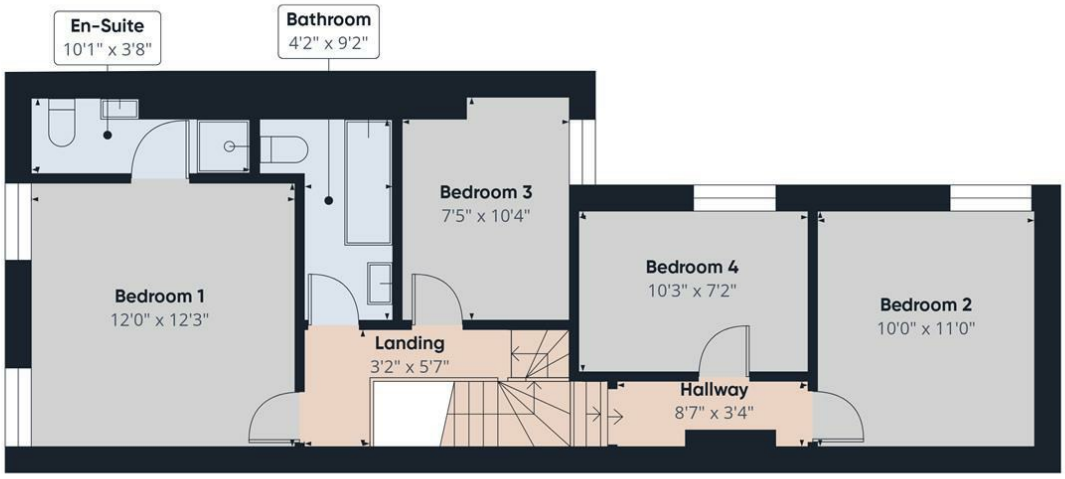
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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)

1155 ft²

(1) Excluding balconies and terraces

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 along Victoria Road, at the traffic lights turn left onto High Street and then your first left onto George Street. Number 9 can be found a short way along on your left hand side.