



CHOICE PROPERTIES

Estate Agents

97 George Street,
Mablethorpe, LN12 2BL

Price £235,000



Choice Properties are pleased to offer for sale this generously proportioned two/three 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 three double bedrooms, privately enclosed gardens, detached garage and driveway, the property has been in the family for around 50 years and has only had two owners in it's lifetime. Contact us today to view this loved home; with it being further offered with no onward chain.

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

Entrance Porch

3'10" x 6'05"

Front uPVC door leading into the entrance porch featuring double aspect windows, a polycarbonate roof and a door into:

Hallway

5'00" x 15'08"

With a built in coat cupboard, a built in airing cupboard housing the hot water cylinder, stairs to the first floor and doors to:

Reception Room

13'01" x 12'06"

Benefiting from dual aspect windows including an angled bay window to front aspect, and featuring a gas fireplace set in a feature surround.

Kitchen/Dining Room

8'10" x 11'06"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, space for a freestanding cooker, space for a freestanding fridge/freezer, integrated storage cupboard, ample space for a small dining table, partly tiled walls and the kitchen also houses the floor standing 'Ideal Mexico' condensing boiler as well as the wall mounted consumer unit.

Sun Room

19'07" x 5'09"

With quadruple aspect windows, a polycarbonate roof, front and rear uPVC doors, wall lighting and a door to:

Utility Room

6'00" x 5'02"

Fitted with a base units and worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, space and plumbing for a washing machine, partly tiled walls.

Bedroom 1

10'02" x 11'11"

Spacious double bedroom with an array of built in storage.

Bedroom 2

12'00" x 10'10"

Spacious double bedroom with dual aspect windows.

Shower Room

5'00" x 5'05"

Fitted with a shower cubicle with sliding foot and mains fed shower head over, hand wash basin with mixer tap; built into vanity, a 'Manrose' extractor fan and mermaid boarded walls.

WC

2'08" x 5'06"

Separate WC fitted with a WC with cistern lever.

Landing

4'09" x 2'09"

With access to the eaves for storage and a door to:

Loft Room/Bedroom 3

9'04" x 10'07"

Double bedroom.

Driveway

Paved driveway providing off road parking for several vehicles.

Garage

16'03" x 11'09"

Detached garage with double opening timber front doors, side uPVC pedestrian door, side uPVC double glazed window, power and lighting.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries which is mostly paved for ease of maintenance. The rear garden also presents an array of well established plants and shrubs as well as rear access to the garage and a useful timber shed.

Tenure

Freehold.

Viewing arrangements

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,

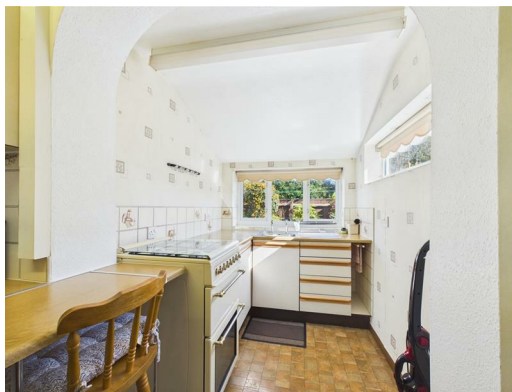
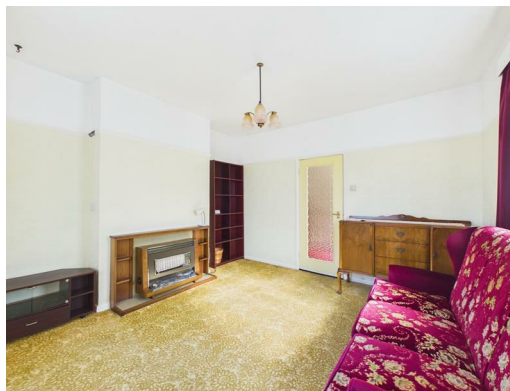
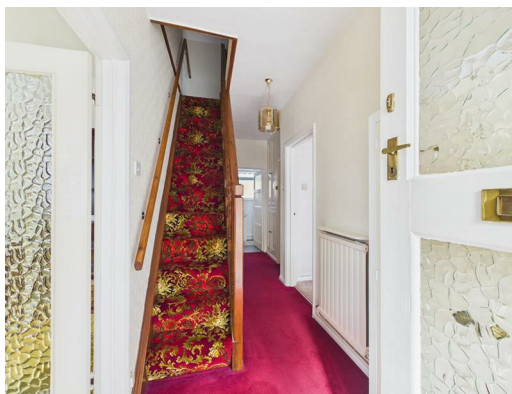
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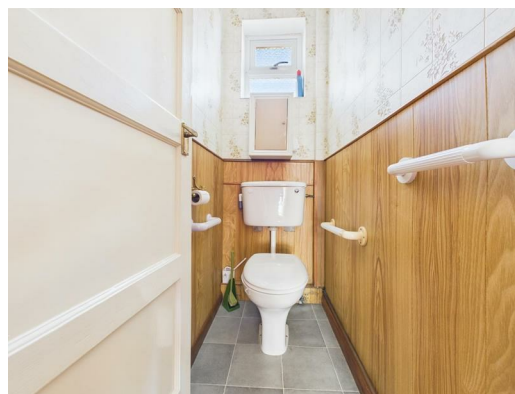
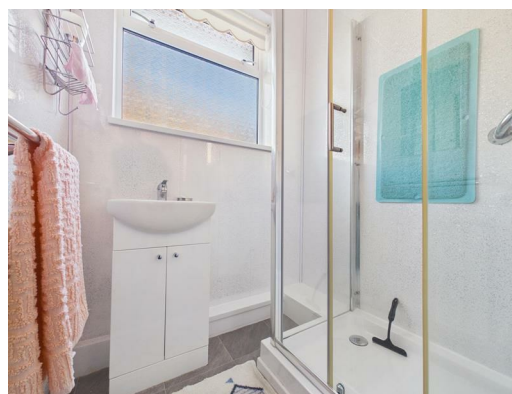
Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

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

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⁽¹⁾

1216 ft²

Reduced headroom

18 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.

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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 97 can be found roughly half way down 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		
(55-60) D			(55-60) 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

