TES PROPERTY

# York House High Street, Mablethorpe, LN12 1EW

## Asking Price £259,000

TES Property bring to the market this detached property located in the well serviced town of Mablethorpe, this delightful house offers generously sized rooms throughout consisting of a living room, kitchen diner, three bedrooms, a study and spacious shower room. Externally the property benefits from a good size rear garden, ample off road parking and a garage.

The property further benefits from York Store shop unit, an opportunity not to be missed! Providing everything you need to begin your business journey! Viewing is highly recommended!

**LOCATION - Mablethorpe**
Mablethorpe is a town with a population of approx. 12,500, situated on the Lincolnshire coast with a good level of local amenities. The population is considerably increased in the summer months by the influx of holidaymakers to the area. It is located approximately 19 miles north of Skegness and 32 miles south of Cleethorpes. The town has beautiful sandy beaches, a range of shops and amenities and a health centre. The market towns of Louth and Spilsby are just a short drive away and the larger towns of Boston, Grimsby and the city of Lincoln are all accessible and approximately 1 hour by road.

**Porch 5'10" x 5'08" (1.78m x 1.73m)**
Enter the property via double opening French doors into the entrance porch where there is a good size storage cupboard, which houses the consumer unit and is perfect for storing coats and shoes, the flooring is tiled and a door leads into the living room.

**Living Room 19'05" x 11'11" (5.92m x 3.63m)**

Bright and airy room with uPVC double glazed bay window to the front, T.V and telephone point, coving to the ceiling and laminate flooring. Stairs lead to the first floor landing and a door into the lobby.

**Lobby 7'0" x 3'10" (2.13m x 1.17m)**
With tiled flooring, coving to the ceiling and a radiator. Double opening doors leading to the kitchen diner.

**Kitchen/Dining Room 10'10" x 19'01"" (3.30m x 5.82m")**

The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a one bowl sink unit with drainer and mixer tap, integrated double electric 'Bosch' oven with five ring gas 'Neff' hob with extractor over, space for fridge freezer, space and plumbing for a washing machine and tumble dryer. There is a breakfast bar area and ample space for a dining table. The flooring is tiled along with tiling to the splashbacks, there is a radiator, uPVC double glazed window to the rear and double opening French doors leading outside.

**Landing 12'07" x 5'08" (3.84m x 1.73m)**

With doors into all first floor rooms, loft access hatch, uPVC double glazed window to the rear, a radiator and wall lighting.

### Bedroom 1 11'09" x 11'10" (3.58m x 3.61m)

Spacious double bedroom with laminate flooring, three built in wardrobes with double opening doors, a radiator and a uPVC double glazed bay window to the front.

### Bedroom 2 11'04" x 12'01" (3.45m x 3.68m)

Double bedroom with laminate flooring, a radiator and uPVC double glazed window to the front.

### Bedroom 3 6'09" x 11'11" (2.06m x 3.63m)

With laminate flooring, storage cupboard above with shelving, a radiator and uPVC double glazed window to the rear.

### Study 6'01" x 5'09" (1.85m x 1.75m)

With laminate flooring, uPVC double glazed window to the front, a radiator and telephone point.

### Shower Room 7'03" x 11'11" (2.21m x 3.63m)

Good size shower room fitted with a three piece suite consisting of a large shower cubicle with sliding door, a w.c and wash hand basin in vanity unit with mixer taps and storage cupboards below. There is a uPVC double glazed window to the rear, tiled walls, heated towel rail, extractor and an airing cupboard housing the wall mounted 'Ideal' combination boiler.

### Driveway & Garage

A concrete driveway runs down the side of the property and provides off road parking for multiple vehicles. The driveway leads down to the garage for further parking if required.

The garage measures 7.09m x 3.61m and has double opening doors to the front with a personnel door and window to the. There is power, lighting and ample storage space.

### Outside

The rear garden is mainly laid to lawn with a good size patio area providing a place to sit and relax in the summer months. The garden is fully enclosed with timber fencing to the boundary with a secure gateway at the side. There is an outside tap and lighting.

### York Store Shop 12'04" extending to 19'05" x 11'08" (3.76m extending to 5.92m x 3.56m)

The shop is fitted with a range of shelving, refrigerators and tills which provide the perfect starter for someone wanting to run a successful convenient store. Doors to the rear lead through into the store rooms.

### Store Room 7'4" x 12'5" (2.24m x 3.78m)

Ample storage space with fitted units, stainless steel sink unit with drainer and mixer tap, CCTV control and doors leading into the wc and out to the rear garden.

### Rear Store

Further storage space and loft access hatch.

### WC

Fitted with a w.c and hand wash basin with tiled walls and tiled flooring.

## Services
Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

## Tenure
The property is believed to be freehold and we await solicitors confirmation.

## Brochure Prepared
November 2025

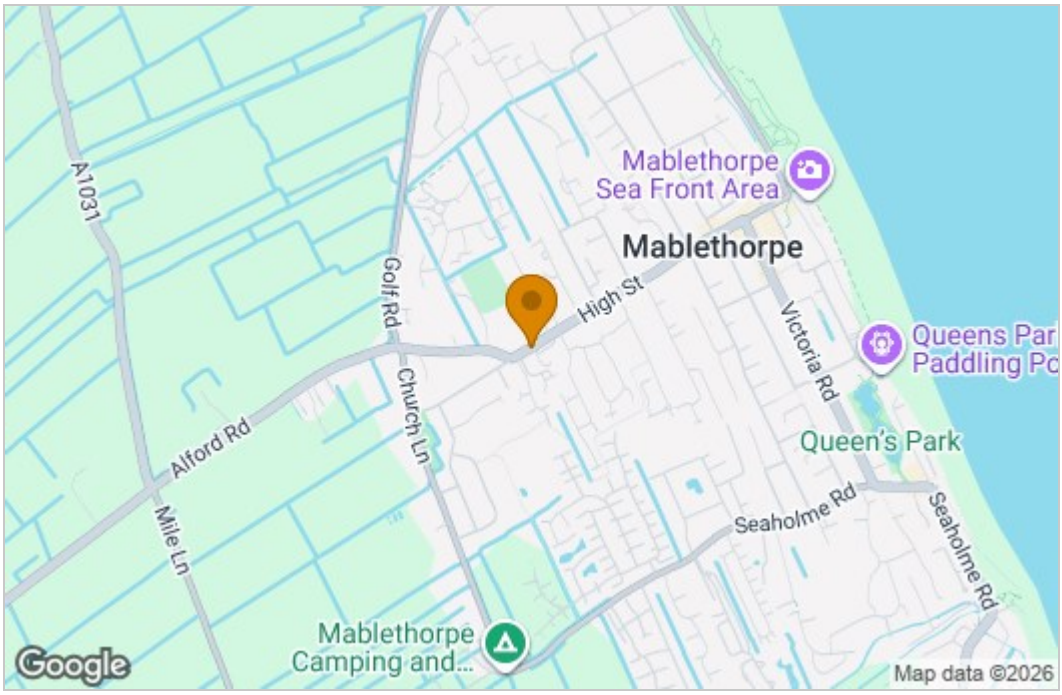
## Council Tax Band
Council Tax Band
East Lindsey District Council Tax Band B.

## Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

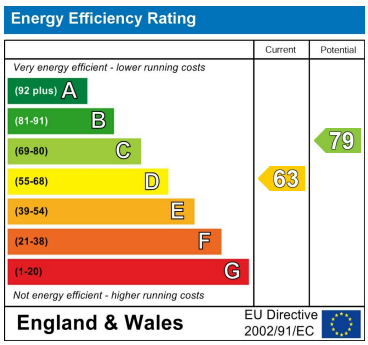
## Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

## Floor Plan

## Area Map




## Energy Efficiency Graph




To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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