CHOICE PROPERTIES

Estate Agents

15 George Street, Mablethorpe, LN12 2BD

Price £385,000

Choice Properties are pleased to offer for sale this spacious and well presented seven bedroom detached house, conveniently situated in the heart of Mablethorpe, only a short walk to both the local amenities and golden sandy beaches. Offering a generously proportioned interior accommodation, sizeable garden to the rear, off road parking and the optional purchase of the additional adjoining land, early viewing is most certainly advised.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The abundantly light and bright and well maintained accommodation benefits from a mains gas central heating system, solar panels which are owned outright and comprises:-

Entrance Porch
2'11" x 6'00"
Double opening front doors leading into the entrance porch with a uPVC door to:

Hallway
21'10" x 6'00"
With stairs to the first floor, a uPVC rear door to the garden and doors to:

Dining Room
12'03" x 12'10"
Providing ample space for a dining table and set out in an open plan design with the:

Reception Room
12'04" x 12'10"
Light and airy reception room benefiting from an angled bay window to front aspect and fitted with a TV aerial.

Sitting Room
12'02" x 12'08"
Benefiting from an angled bay window to front aspect and fitted with double opening doors to the:

Breakfast Kitchen
12'00" x 11'05"
Fitted with a range of fitted storage cupboards, space for a freestanding 'American' style fridge/freezer and a fitted breakfast bar seating area.

Kitchen
10'06" x 8'04"
Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer taps, four ring induction hob with extractor hood over, integrated electric oven, integrated dishwasher, wine cooler and kickboard lighting.

Utility Room
5'11" x 8'05"
Providing space for a freestanding tumble dryer and space and plumbing for a freestanding washing machine with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, wall units, tiled flooring, a rear uPVC door to the garden and the utility room also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Study
11'09" x 8'04"
With laminate flooring and double opening 'French' doors to the rear garden.

WC
3'08" x 4'02"
Fitted with a WC with dual flush button, pedestal hand wash basin with mixer tap, tiled flooring and a heated towel rail.

Landing
3'00" x 7'04"
With stairs to the second floor and doors to:

Bedroom 1
12'02" x 10'09"
Spacious double bedroom with an array of fitted wardrobes with mirrored sliding doors.

Bedroom 2
12'03" x 9'06"
Spacious double bedroom with an array of fitted wardrobes with mirrored sliding doors.

Bedroom 3
12'00" x 10'05"
Double bedroom with a telephone point and an array of fitted wardrobes with mirrored sliding doors.

Bedroom 4
12'03" x 11'07"
Double bedroom with a TV aerial and original fireplace feature.

Shower Room
8'10" x 8'05"
Fitted with a three piece suite comprising a large shower enclosure with mains fed double shower head over, his and hers hand wash basins; both with mixer taps and a WC with dual flush button, tiled flooring, partly tiled walls and a heated towel rail.

Second Floor Landing
2'06" x 8'11"
With access to the loft and doors leading to:

Bedroom 5
8'06" x 12'11"
Double bedroom.

Bedroom 6
8'07" x 14'10"
Double bedroom.

Bedroom 7
8'08" x 14'11"
Double bedroom.

Bathroom
8'06" x 11'09"
Fitted with a modern three piece suite comprising a tiled bath tub with mixer tap and shower attachment, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled flooring, partly tiled walls and a heated towel rail.

Driveway
Providing off road parking.

Garden
To the rear of the property you will find a sizeable garden laid mostly to lawn. The rear garden additionally benefits from an array of useful timber sheds, well established trees and shrubs to the borders and an expansive and enclosed paved patio seating area; perfect for outdoor dining and entertaining.

Additional Land
Please note that there is an additional option sale of the adjoining land to the property, which would form a larger rear garden and extra off road parking which would then become available at Number 15. This is being marketed by Choice Properties at offers in the excess of £70,000.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

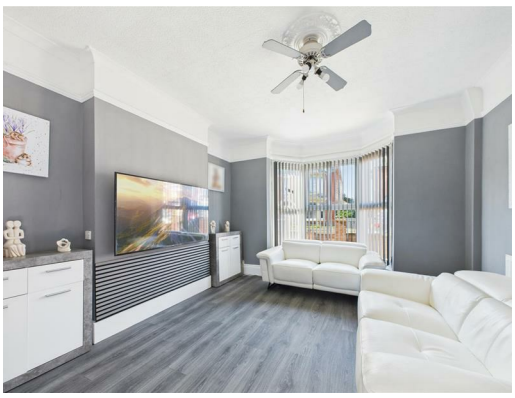
Opening hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

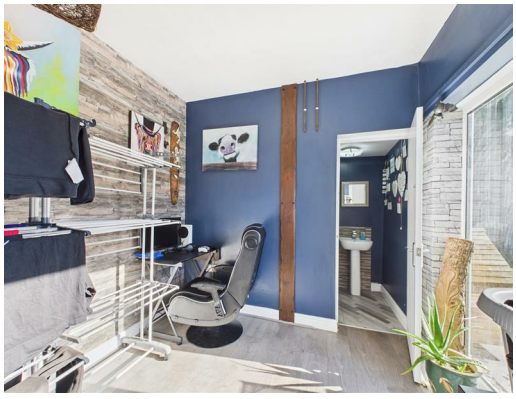
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If 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.

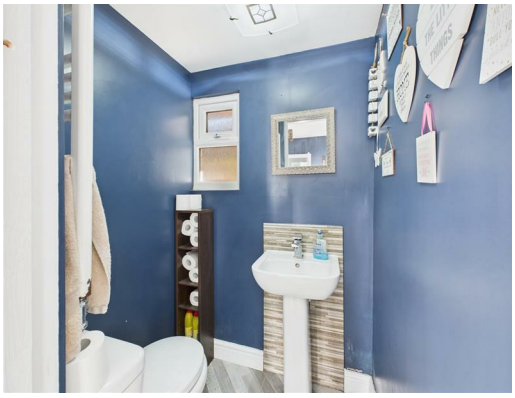
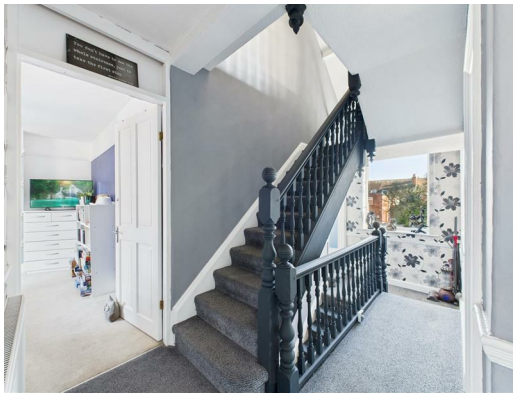
Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

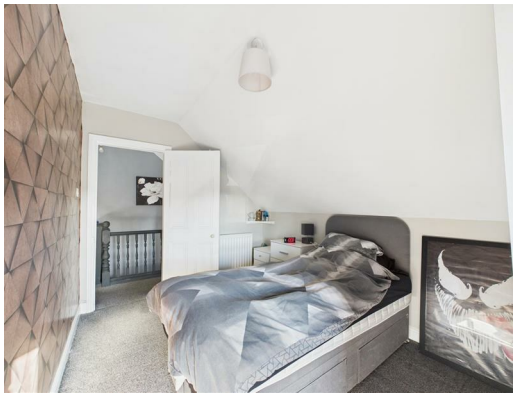
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

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

Floor 2

Approximate total area(1)

2269 ft²

Reduced headroom

84 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 15 can be found a short way along on your left hand side.