



# CHOICE PROPERTIES

*Estate Agents*

Kings Cottage, 1 King Street,  
Mablethorpe, LN12 2EQ

Reduced To £195,000



**REDUCED FROM £220,000-£195,000 BY MOTIVATED SELLER-**It is a pleasure for Choice Properties to offer for sale this spacious and well presented two bedroom (one en suite) detached house, conveniently positioned just a short distance from the beach, town and local amenities. The property further benefits from spacious kitchen/diner and utility room. Early viewing is highly recommended. This is not one to be missed.

Offering generously proportioned rooms throughout and privately enclosed garden, the well maintained accommodation comprises:-

### **Entrance Hall**

3'8" x 13'8"

Staircase to the first floor.

### **Kitchen/Dining Room**

17'7" x 14'6"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding range cooker with a stainless steel extractor hood over, spaces for a freestanding fridge/freezer, single fridge or freezer, dining table and plumbing for a dishwasher., inset spot lighting, part tiling to the walls, telephone point, double opening 'French' doors to the garden and the kitchen/dining room also houses the consumer unit and the wall mounted 'Ideal' combination boiler.

### **Reception Room**

10'0" x 14'2"

Light and airy room benefiting from double aspect windows including a large picture window to front aspect and a slate fireplace hearth.

### **Utility Room**

2'11" x 7'6"

Plumbing for a washing machine, loft access.

### **Bathroom**

4'4" x 7'6"

Fitted with a three piece suite comprising panelled bath with mixer taps and shower attachment over, pedestal wash hand basin with single taps, close coupled wc, inset spotlights to the ceiling, partly tiled walls, extractor.

### **Landing**

2'4" x 9'9"

### **Bedroom 1**

10'0" x 14'2"

Double bedroom, bi-fold doors to:-

### **En-suite Shower Room**

11'3" x 2'7"

Fitted with a three piece suite comprising double shower cubicle with electric shower over, wash hand basin with mixer taps, dual flush wc, partly tiled walls, heated towel rail, extractor.

### **Bedroom 2**

8'6" x 11'3"

Double bedroom, loft access.

### **Driveway**

Providing off street parking.

### **Garage**

### **Garden**

To the rear of the property you will find a privately enclosed garden which is predominately gravelled for ease of maintenance with timber fencing to the boundaries. There is also a paved patio seating area and two timber sheds which are ideal for outdoor storage. A gate to the side aspect provides access to the front of the property.

## **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,

Tedder Hall,

Manby Park,

Louth.

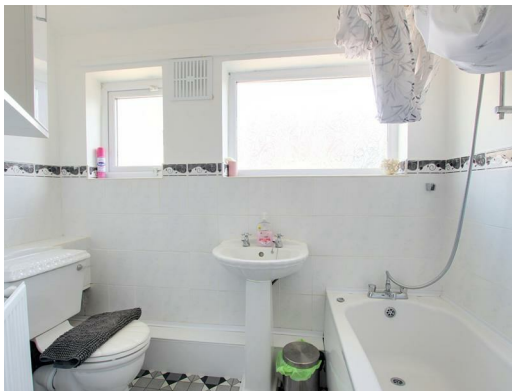
LN11 8UP

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

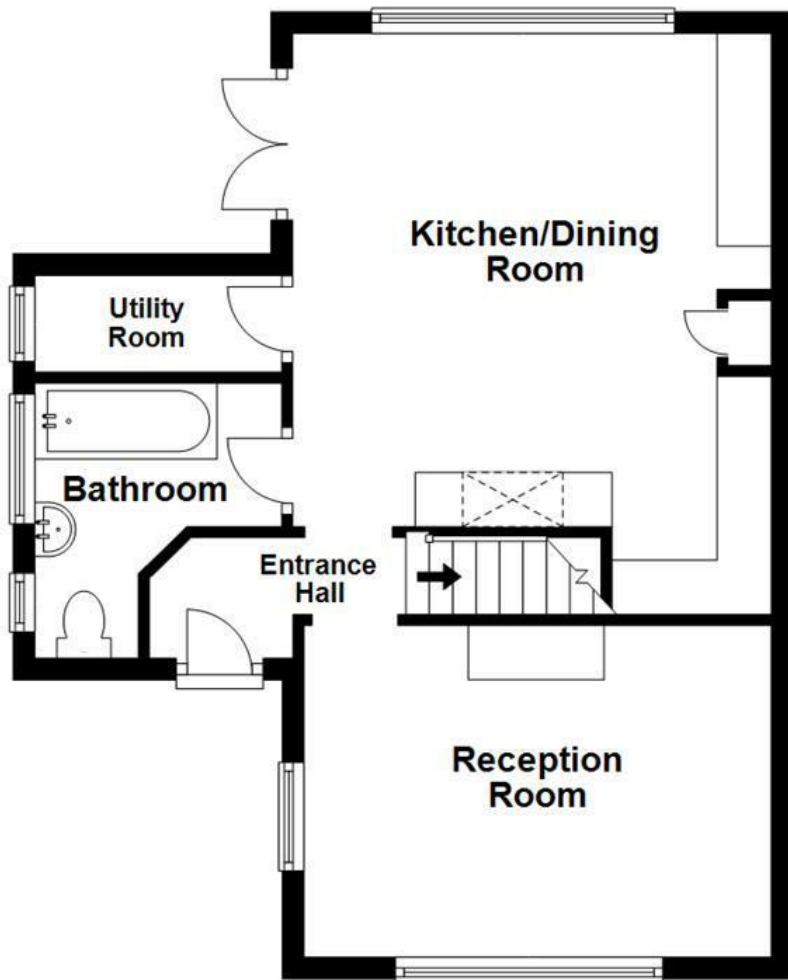
Council Tax Band - Please check with the estate agent on the current Council Tax band-TBC.

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.

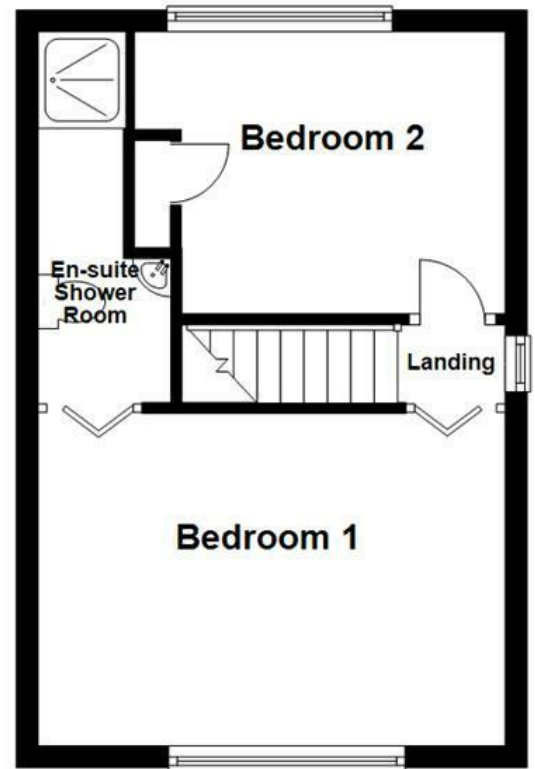




### Ground Floor



### First Floor



# Directions

From our Mablethorpe office head back along Victoria Road towards the Eagle Hotel. Before you reach here, take a right on to King Street, where 'Jontys' is situated on the corner. Kings Cottage (Number 1) can be found not far along the road on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

