CHOICE PROPERTIES

Estate Agents

# 51 George Street, Mablethorpe, LN12 2BH

## Reduced To £325,000

It is a pleasure for Choice Properties to bring to the market this superb, beautifully presented four bedroom detached house located in a convenient position only a short walk from the town centre and beach. This stylish property offers generously proportioned rooms throughout, a detached garage and well tended garden, early viewing is highly recommended.

Offering generously proportioned rooms throughout, the stylish and abundantly light and bright accommodation comprises:-

**Entrance Hall**
6'0" x 15'1"
Stylish entrance hall providing plenty of lighting, staircase to the first floor, thermostat controls.

**Reception Room**
11'10" x 24'2"
Light and airy reception room, dual aspect windows to the front aspect, electric feature fireplace set into marble surround with marble hearth and wooden mantle, TV Aerial point, telephone point.

**Kitchen**
16'5" x 8'9"
Fitted with a modern range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and mixer taps, 'Bosch' four ring induction hob with featured extractor hood over, integral 'Beko' cooker and microwave, partly tiled walls, integrated dishwasher, washing machine and fridge/freezer, pedestrian door to rear aspect leading into the garden.

**Dining Room**
10'1" x 15'1"
Space for a dining table, wall mounted electric feature fireplace, opening into the kitchen.

**Landing**
5'11" x 18'11"
Loft access.

**Bedroom 1**
10'1" x 12'2"
Spacious double bedroom, TV Aerial point.

**Bedroom 2**
10'1" x 11'8"
Spacious double bedroom, TV Aerial point.

**Bedroom 3**
11'11" x 7'11"
Double bedroom, TV Aerial point, cupboard housing the wall mounted consumer unit.

**Bedroom 4**
11'11" x 7'10"
Spacious single bedroom, built in wardrobes providing ample storage.

**Bathroom**
11'11" x 7'9"
Fitted with a modern four piece suite comprising walk in shower cubicle with electric shower over, panelled bath with shower attachment over and mixer taps, wash hand basin with mixer taps, dual flush w.c., heated towel rail, partly tiled walls, extractor fan, inset spot lights to the ceiling.

**WC**
5'11" x 4'11"
Fitted with a two piece suite comprising wash hand basin with mixer taps set into vanity unit, dual flush w.c, built in airing cupboard housing 'Worcester' condensing boiler and hot water cylinder.

## Driveway
Paved driveway providing off road parking.

## Garage
28'01" x 9'09"
Double opening doors to the front aspect, triple aspect windows, power and lighting, pedestrian door to the side aspect.

## Garden
The property is fronted by a dwarf brick wall with double opening wrought iron gates which open onto the driveway providing access to the front entrance door. The front garden is partly laid to lawn and also laid with featured slate with plants and shrubbery to the borders. To the rear of the property you will find a privately enclosed and well tended garden with gravelled borders which feature a variety of plants, treed and shrubbery throughout. The garden is mostly laid to lawn but also features a spacious paved patio seating area which is ideal for outdoor dining or soaking up the sunshine. There is also a paved footpath which leads down the side of the garage.

## 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

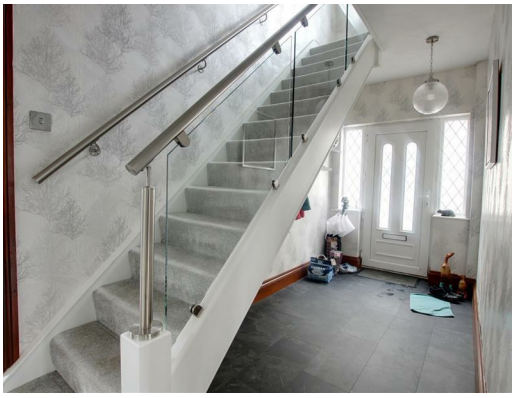
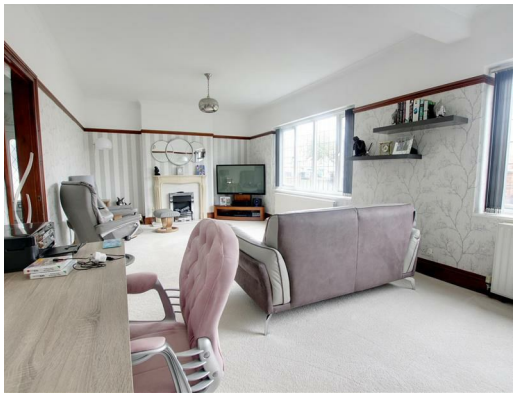
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

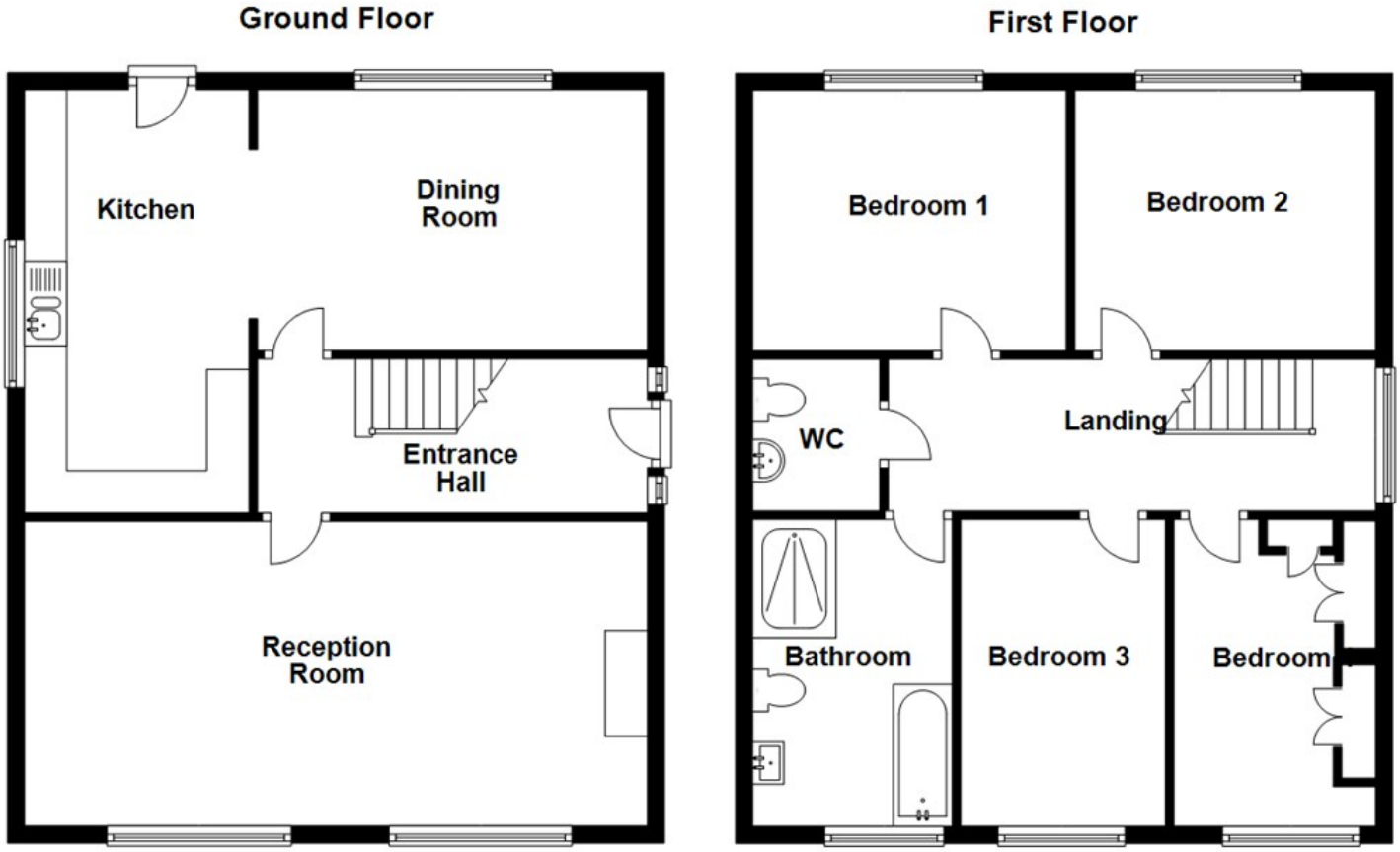
## Viewing arrangements
Viewing by appointment through Choice Properties on 01507 472016.

## Opening hours
Opening hours - Mon-Fri 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 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.

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
Kitchen
Dining Room
Entrance Hall
Reception Room
First Floor
Bedroom 1
Bedroom 2
WC
Landing
Bathroom
Bedroom 3
Bedroom

# 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 51 can be found halfway along this road on your left hand side.