CHOICE PROPERTIES

Estate Agents

55 George Street, Mablethorpe, LN12 2BH

Reduced To £189,950

Choice Properties are delighted to offer for sale this superb and stylish three bedroom detached house, which has been renovated to an immaculate standard by the current owners. Situated in the most sought after location, just a short walk from the local amenities and Mablethorpe's award winning beaches, this beautiful family home/ideal holiday home is being offered with no upper chain. The property also has the added benefit of driveway with garage and sits proudly upon an attractive and generously sized garden to the rear. Early viewing is highly advised!

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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Offering generously proportioned rooms throughout with a flexible layout, the abundantly light and beautifully presented accommodation comprises:-

Hallway
14'1" x 5'6"
Staircase to the first floor with under stairs storage cupboard.

Reception room
14'4" x 12'6"
Wood burner set into open surround with tiled hearth, abundantly light reception room, TV Aerial point, telephone point, uPVC double glazed bay window to the front aspect.

Kitchen/Dining room
19'5" x 7'11"
Fitted with a range of wall and base units with complementary worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral double cooker, four ring gas hob with featured extractor hood over, integrated fridge/freezer, plumbing for a washing machine, inset spot lights to the ceiling, partly tiled walls, cupboard housing wall mounted combination boiler, open plan kitchen/dining room with ample room for a dining table. dual aspect uPVC double glazed windows to the rear aspect, wood burner set into open surround with tiled hearth, pedestrian door to the side aspect leading into the rear garden.

Landing
2'1" x 7'4"
With loft access.

Bedroom 1
10'9" x 10'11"
Double bedroom with built in wardrobes, uPVC double glazed window to the side aspect.

Bedroom 2
9'0" x 10'9"
Double bedroom, uPVC double glazed window to the side aspect.

Bedroom 3
10'4" x 7'1"
Single bedroom/Ideal office space, uPVC double glazed window to the side aspect.

Bathroom
91" x 7'1"
Fitted with a white three piece suite comprising panelled corner bath with mixer tap, main shower attachment over and electric shower above, pedestal wash hand basin with single taps, w.c., chrome heated towel rail, built in airing cupboard, extractor fan, tiled walls.

Driveway
Providing off road parking for two vehicles.

Garage
Detached garage with electric roller door, power and lighting, pedestrian door to the side aspect.

Garden

To the rear of the property you will find a spacious and privately enclosed garden with new timber fencing to the boundaries. The garden is predominately laid to lawn but also features an attractive and newly laid paved patio seating area, ideal for relaxing in the sunshine or dining alfresco. The garage and separate store can be accessed from the rear and the front garden. A gate to the side provides access to the driveway and front garden.

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 B.

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

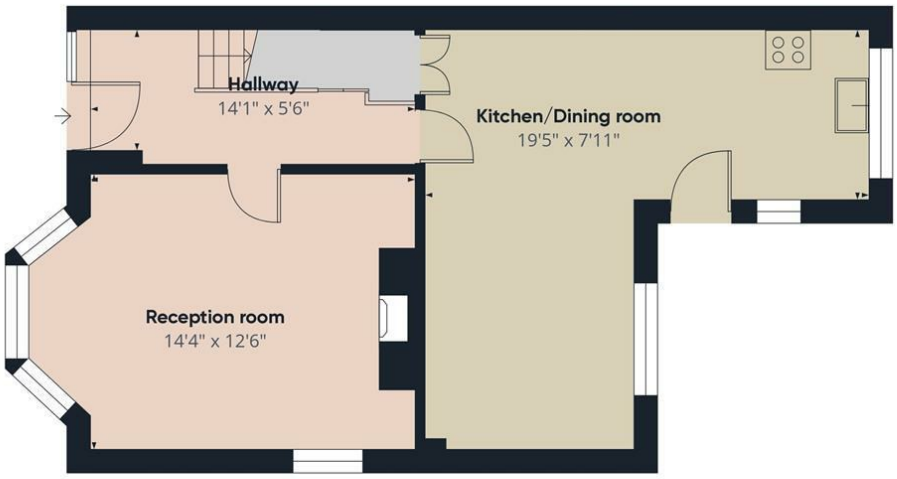
Opening Hours

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 together with a current utility bill. 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.



Floor 0 Building 1

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Approximate total area(1)

925.69 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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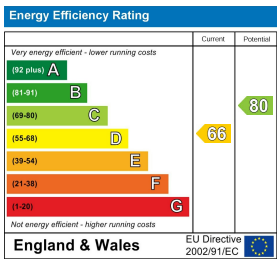
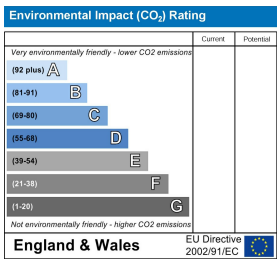
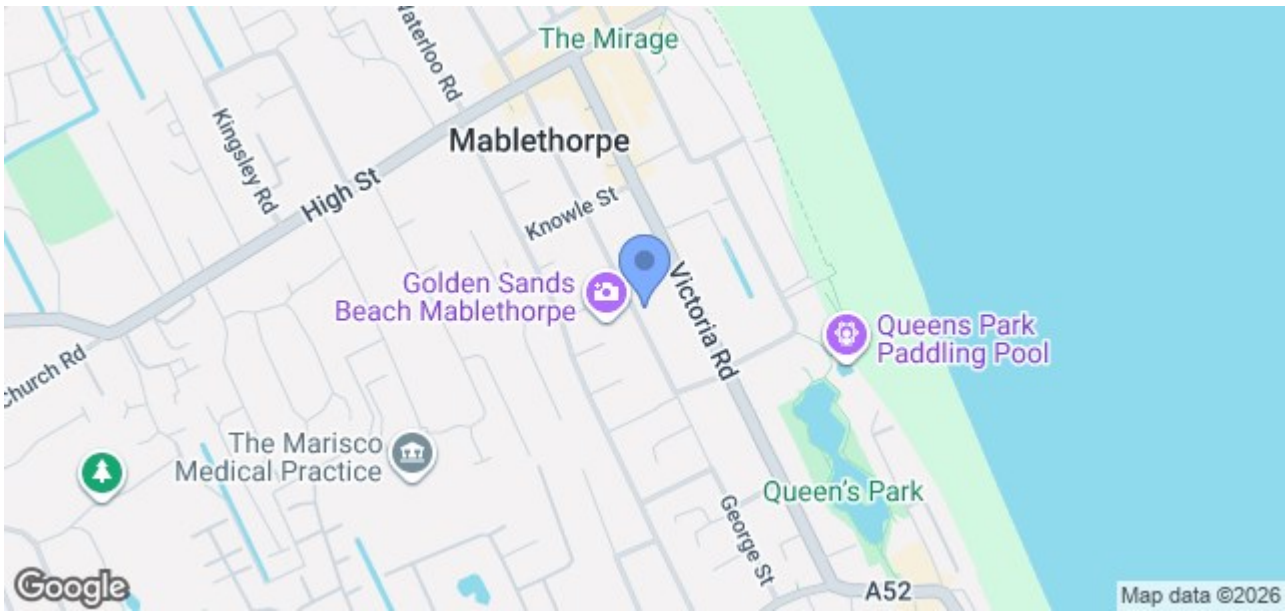
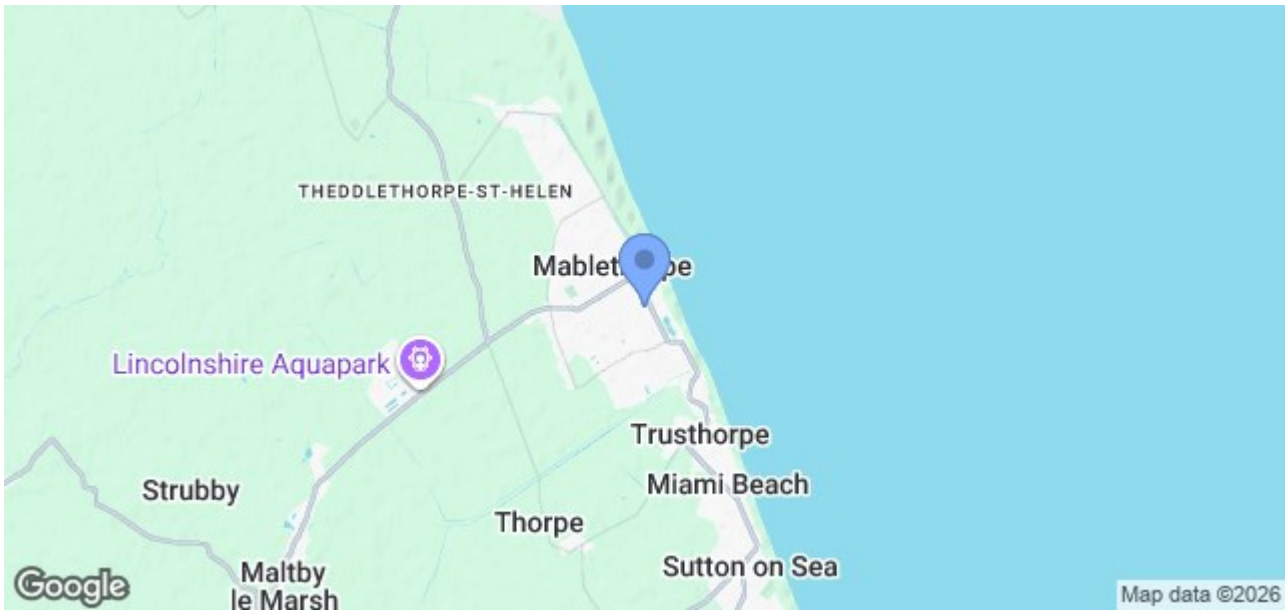
Directions

From our office head North along Victoria Road, at the traffic lights turn left onto High Street and then your first left onto George Street. Number 55 can be found halfway along this road on your left hand side.