CHOICE PROPERTIES

Estate Agents

21a George Street, Mablethorpe, LN12 2BD

Reduced To £235,000

Choice Properties are delighted to offer for sale this remarkably spacious and characterful four bedroom semi detached property which is positioned set back from the road and offers additional loft rooms. This fantastic property offers a spacious driveway and is located moments from the town centre and beach. Viewing is recommended!

Offering generously proportioned rooms and high ceilings the accommodation comprises:

Hallway
25'6" x 6'7"
Wall Hive heating controls.

Kitchen
9'1" x 10'11"
Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with single taps, cooker point, space for free standing fridge/freezer, tiled walls.

Pantry
6'1" x 4'0"
Wall mounted combination boiler.

Reception Room
9'1" x 20'1"
Spacious reception room, dual aspect windows, TV Aerial point.

Conservatory
7'3" x 9'9"
Polycarbonate roof, access to garden.

Bedroom 1
12'0" x 13'0"
Spacious double bedroom, TV Aerial point, bay window to front aspect, security system.

Bedroom 2
12'6" x 10'6"
Box window to front aspect, spacious double bedroom, TV Aerial point.

Bedroom 3
12'8" x 10'6"
Double bedroom, TV Aerial point.

Bedroom 4
8'0" x 13'0"
Double bedroom, TV Aerial point.

Loft Room 1
7'11" x 13'6"

Loft Room 2
9'7" x 12'11"

Wash Room
8'8" x 4'11"
Plumbing for a washing machine, wc.

Shower Room
4'11" x 8'10"
Fitted with a three piece suite comprising large shower cubicle with electric shower over, pedestal hand wash basin with single taps, wc, part tiled walls.

Driveway
Providing off street parking for several vehicles.

Garage
16'02" x7'11"
Double opening doors to front aspect, pedestrian side door, power and lighting,

Garden
The property is set back from the road and fronted by a large lawned garden featuring attractive and established trees and shrubbery, To the rear of the property you will find a low maintenance paved garden.

Tenure
Freehold

Council Tax
Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth,
LN11 8UP
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

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

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

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.

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.

Total area: approx. 152.2 sq. metres (1637.7 sq. feet)

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 21a can be found a short way along on your left hand side.