



# CHOICE PROPERTIES

*Estate Agents*

105 George Street,  
Mablethorpe, LN12 2BS

Reduced To £215,000



Choice Properties are delighted to offer for sale this spacious two/three bedroom detached house located only a short walk from the beach and town centre. Offering a bathroom and a shower room we highly recommend viewing this fantastic property.

The spacious accommodation comprises:

### **Entrance Hall**

6'0" x 15'9"

Front uPVC door leading into the entrance hall which features tiled flooring, stairs to the first floor and an opening through to the:

### **Kitchen**

7'3" x 16'1"

Fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, four ring gas 'Lamona' hob with integrated extractor hood over, single electric 'Lamona' oven, under-cupboard lighting, inset spot lighting, tiled flooring, integrated fridge/freezer and the kitchen also features a cupboard housing the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

### **Reception Room**

11'7" x 16'1"

Light and airy reception room with a TV aerial, telephone point and two wall lights.

### **Dining Room**

12'10" x 6'0"

Providing ample space for a dining table and featuring sliding patio doors and a polycarbonate roof.

### **Shower Room**

4'9" x 8'11"

Fitted with a three piece suite comprising a shower cubicle with electric shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, inset spot lighting and a cupboard housing the tumble dryer and washing machine.

### **Landing**

9'6" x 6'7"

With access to the loft and doors leading to:

### **Bedroom 1**

15'9" x 7'9"

Double bedroom with a TV aerial and two built in wardrobes.

### **Bedroom 2**

11'7" x 7'1"

Double bedroom with a TV aerial and a built in wardrobe.

### **Dressing Room/ Bedroom 3**

7'3" x 7'10"

Built in single wardrobe.

### **Bathroom**

6'0" x 9'4"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, hand wash basin with mixer tap; built into vanity and a WC with dual flush button, tiled walls and a double built in storage cupboard.

### **Garden**

The property has a small block paved garden area to the front with feature planting. To the rear is a small block paved area with timber shed.

## **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](http://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**

By appointment through Choice Properties on 01507 472016.

## **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

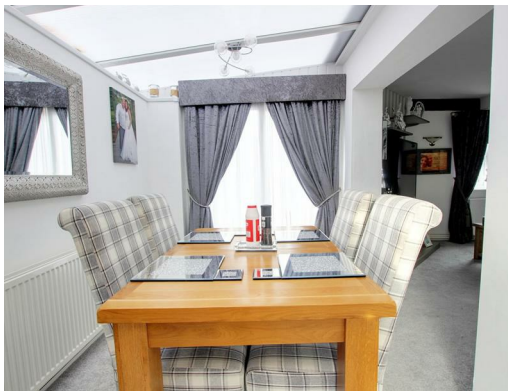
Saturday 9.00 a.m. to 3.00 p.m.

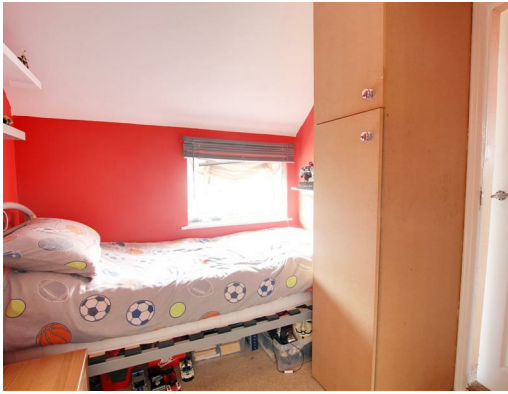
## **Making an offer**

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.

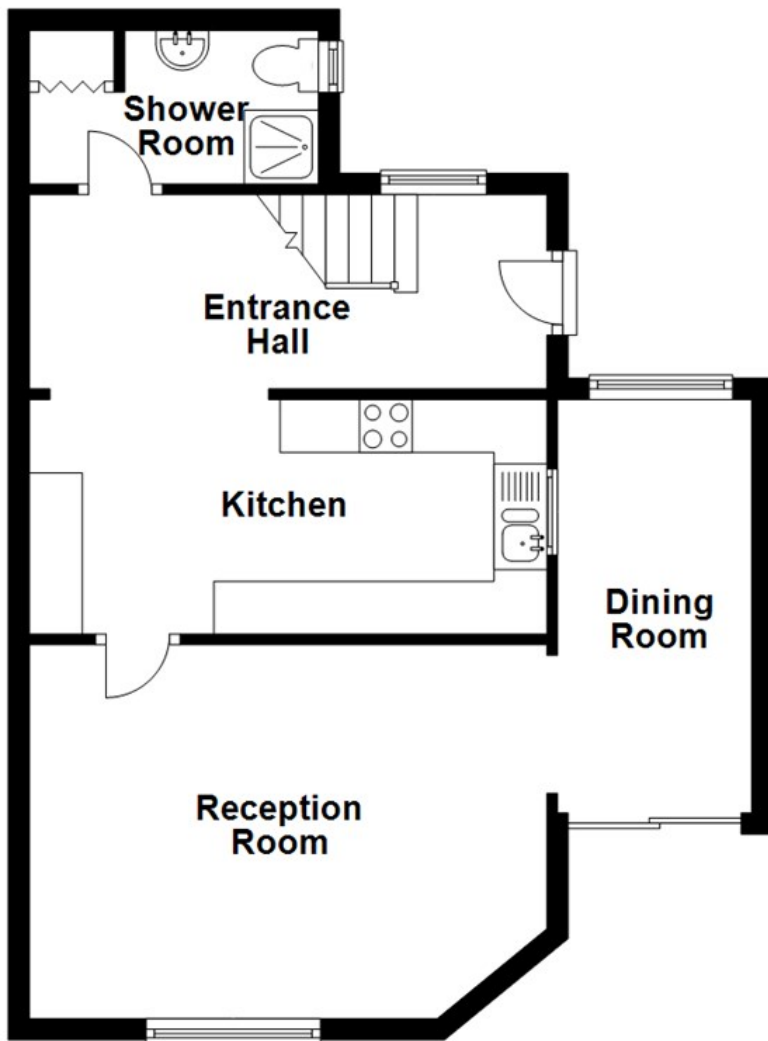
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

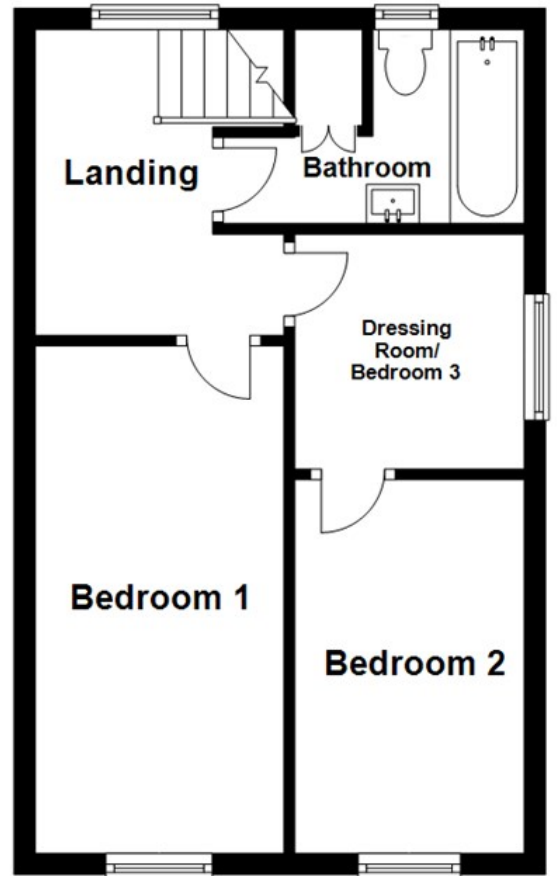




### Ground Floor



### First Floor



# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, take your first left into George Street and number 105 is located towards the end of the road on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

