



# CHOICE PROPERTIES

*Estate Agents*

45 George Street,  
Mablethorpe, LN12 2BH

Price £199,950



Choice Properties are delighted to bring to the market this three bedroom detached house located in a convenient position close to the town centre and beach. This spacious property offers a large driveway for multiple vehicles, a large garage and sizeable garden.

## The well laid out accommodation comprises:

### **Entrance Hall**

uPVC front entrance door. Wall mounted electric consumer unit. Radiator. Staircase to the first floor landing.

### **Reception Room**

Light and airy reception room with bay window to the front aspect. Fireplace with wooden mantle. Radiator.

### **Dining Room**

With double opening patio doors to the garden. Fireplace with wooden mantle and tiled hearth. Open plan with:

### **Kitchen**

Fitted with wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer, plumbing and space for a washing machine and dryer, cooker point with extractor over, plumbing for dishwasher. Space for freestanding fridge/freezer. Wall mounted 'Worcester' boiler. Tiled flooring.

### **WC**

Fitted with hand wash basin and wc.

### **Landing**

Doors to:

### **Bedroom 1**

Spacious double bedroom. Radiator.

### **Bedroom 2**

Spacious double bedroom. Radiator.

### **Bedroom 3**

Radiator.

### **Bathroom**

With three piece suite comprising panelled bath tub, hand wash basin and wc.

### **Driveway**

Providing ample off road parking.

### **Garage**

With double opening doors to the front.

### **Gardens**

The property is fronted by a low level brick wall and small gravelled front garden. To the rear of the property is a privately enclosed garden with timber fencing to the boundaries which is laid mostly to lawn.

### **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 C.

## **Viewing Arrangements**

### **Opening Hours**

Monday - Friday: 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 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.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1147 ft<sup>2</sup>

Reduced headroom

82 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# 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 45 can be found halfway along this 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			
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	

