

105 George Street,
Mablethorpe, LN12 2BS

Price £139,950



Located close to the beach and convenient for the town centre we offer for sale this very well presented two/three bedroom cottage which also benefits from having two reception rooms and two bathrooms.

The property has the benefit of Gas central heating and UPVC Double Glazed Windows & Doors. Internally the spacious well appointed accommodation consists of:

Covered Side Entrance Door to:

Entrance Hall

15'9" x 6'

Staircase to the first floor landing. 2 radiators. Tiled floor. Thermostat control for the central heating. Fitted cupboard housing the Electric meter and consumer unit. Opening leading through to:

Kitchen

15'9" x 7'3"

Modern fitted wall and base units with work surfaces over. Integrated fridge and freezer. Integrated Electric oven and Gas hob. Feature glass tiled walls. Tiled floor. Spot lighting. Cupboard housing the Gas combination boiler which supplies the central heating and hot water.

Lounge

16' x 11'7"

Radiator. Wall lighting. Opening leading through to:

Dining Room

12'10" x 6'0"

Radiator. Underfloor heating. Sliding patio door to the garden area.

Shower Room

9' x 4'9"

With three piece white suite which consists of a shower enclosure with Electric power shower, pedestal wash hand basin and w.c. Fully tiled walls and ceiling. Radiator. Spot lighting. Fitted cupboard with plumbing for the washing machine.

Landing

9'5" x 7'9"

Telephone point. Smoke alarm. Access to the loft area.

Bedroom 1

15'9" x 7'9"

2 radiators.

Bedroom 2

11'7" x 7'10"

Radiator.

Dressing Room/Bedroom 3

7'10" x 7'3"

Radiator.

Bathroom

6' x 5' extending to 10'

With three piece white bathroom suite which consists of panelled bath with shower mixer taps, wash hand basin set in vanity unit and w.c. with dual push button flush. Half tiled walls. Chrome heated towel rail. Airing cupboard with inset radiator.

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

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

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday 8.30am - 5.30pm
Saturday 9.00am - 3.00pm

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.

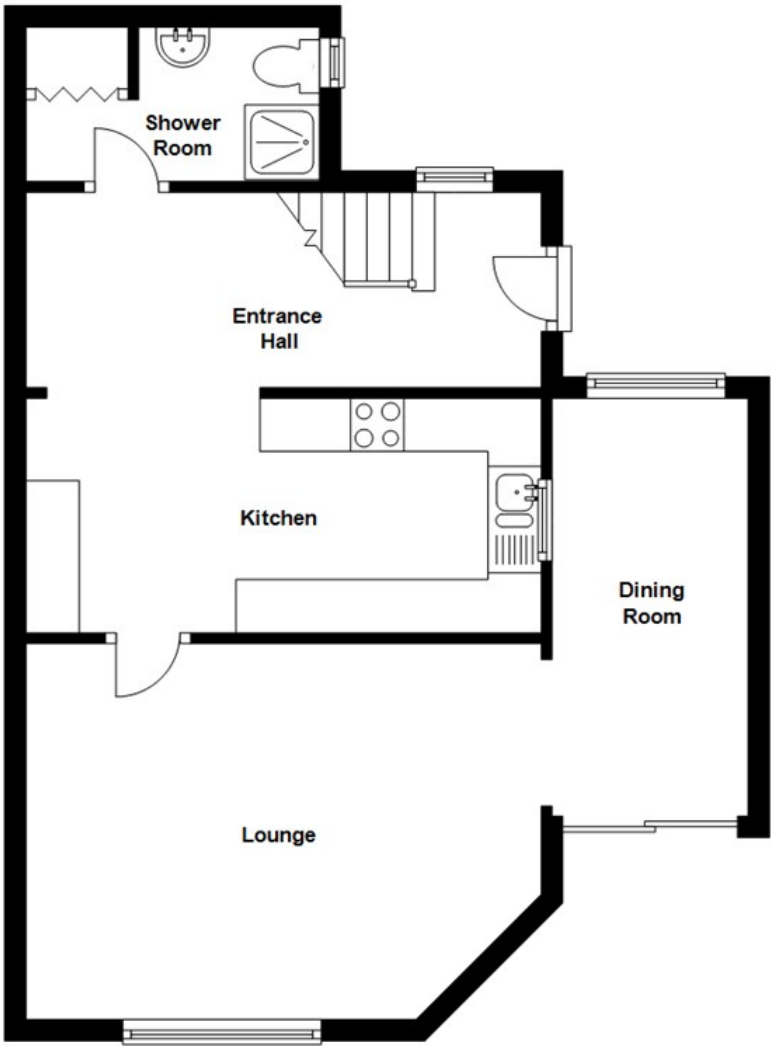
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

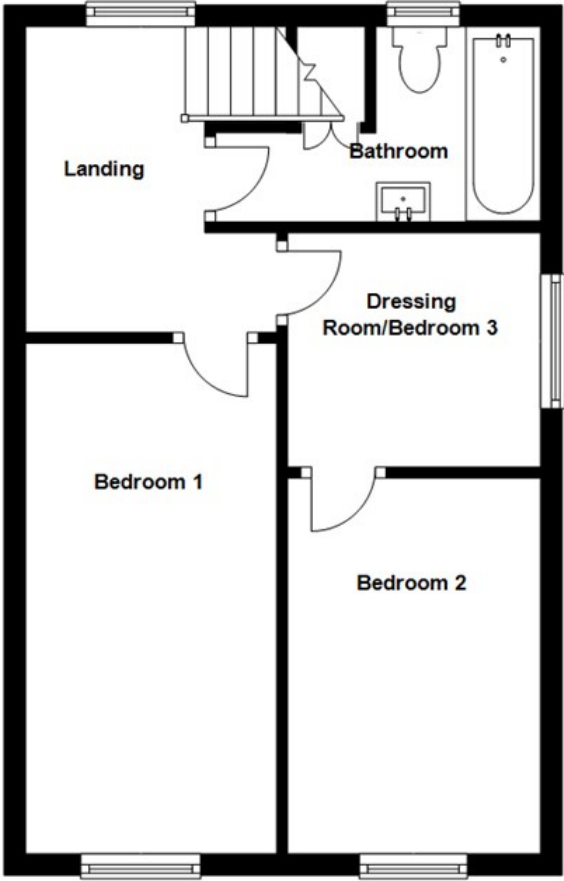




Ground Floor



First Floor



From our 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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			75 55
England & Wales		EU Directive 2002/91/EC	

