

92 George Street,  
Mablethorpe, LN12 2BJ

Price £149,950



Located in a superb position close to the beach and town centre we offer for sale this very well presented two bedroom semi detached bungalow with a modern Kitchen and Bathroom plus Lounge to the rear with doors leading out onto the privately enclosed rear garden.

The property has the benefit of Gas central heating and UPVC double glazed windows & doors. Internally the beautifully presented and spacious well laid out accommodation consists of:

### **Front Entrance door to:**

#### **Entrance Hall**

Radiator. Fitted storage cupboard. Access to the loft area. Cupboard housing the electric consumer unit.

#### **Lounge**

14'6" x 12'2"

Radiator. T.V. aerial point. Centre lighting. Double opening 'French' doors leading out to the rear garden.

#### **Kitchen**

9'5" x 9'3"

Modern fitted wall and base units with work surfaces over. Integrated electric oven and hob with filter hood over. Ceramic 1.5 bowl sink unit and drainer with mixer taps. Plumbing for washing machine. Part tiled walls. Radiator. Gas combination boiler which supplies the central heating and hot water. Side door to the Carport.

#### **Bathroom**

6'5" x 5'6"

With modern white three piece bathroom suite which consists of a panelled bath with mixer shower and screen over, pedestal wash hand basin and w.c. with dual push button flush. Fully tiled walls. Extractor fan. Chrome heated towel rail.

#### **Bedroom 1**

15' x 11'4"

Radiator. Centre lighting.

#### **Bedroom 2**

10'6" x 7'8"

Radiator.

#### **Driveway**

Spacious driveway with double opening gates to the front.

#### **Carport**

#### **Garage**

16'4" x 8'9"

With double opening timber doors. Power and lighting.

#### **Workshop**

8'8" x 6'5"

Side access door. Power and lighting.

#### **Gardens**

To the front of the property is a well established garden with a variety of plants fronted by a brick wall. To the side is gated access to the privately enclosed rear garden which is partly gravelled with a paved patio and footpath plus a lawned section to the rear with a variety of planting.

#### **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](http://www.e-lindsey.gov.uk)

Council Tax Band - A

### **Opening Hours**

Monday to Friday 9.00 a.m to 5.30 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

### **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

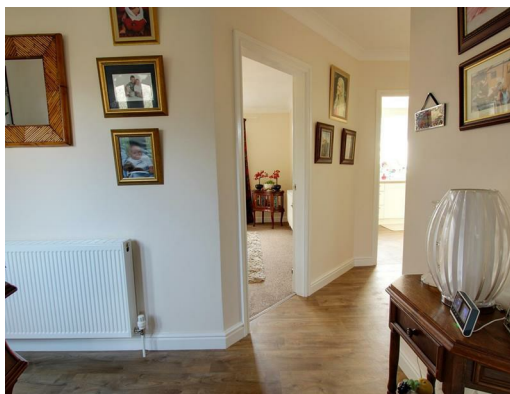
### **Making an offer**

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.

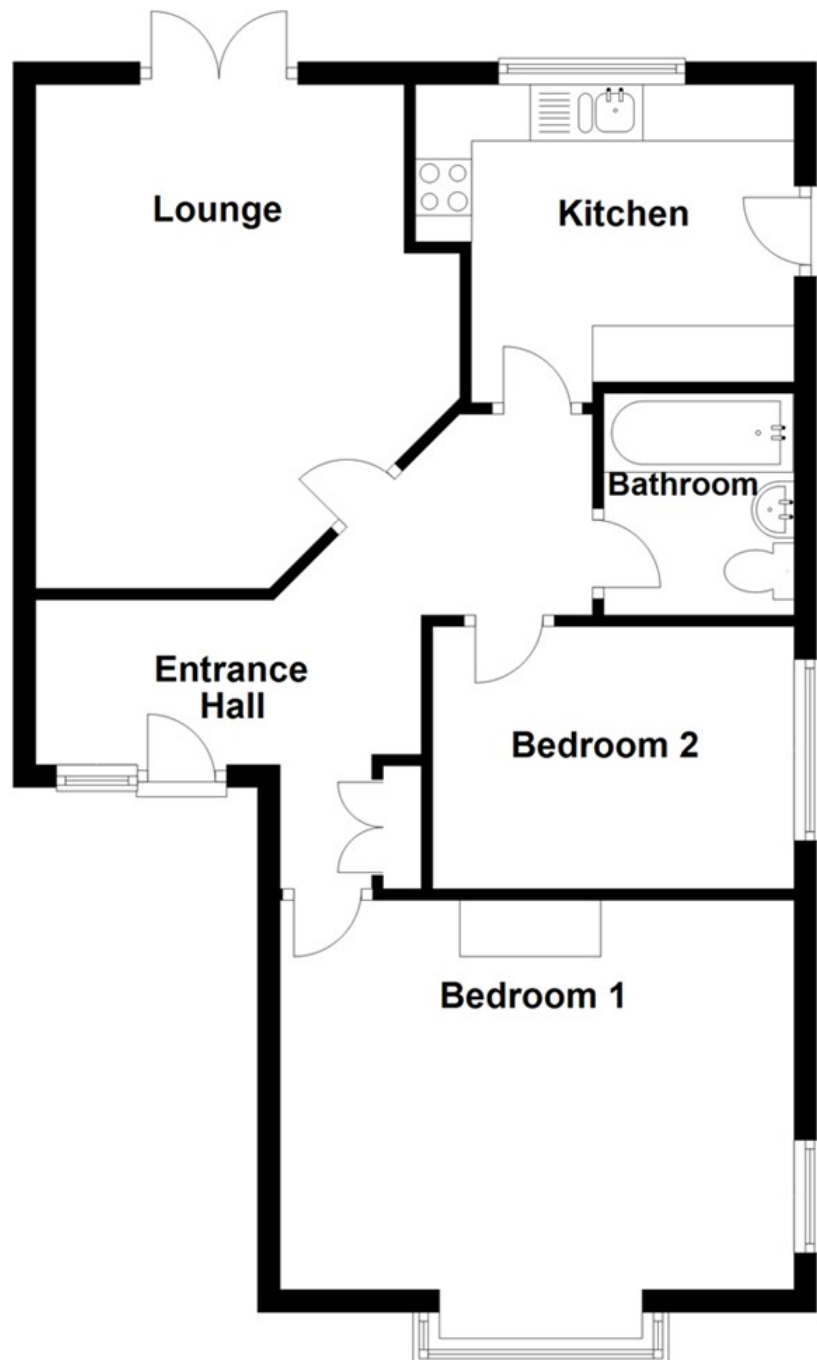








## Ground Floor



# 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 92 can be found halfway along this road on your right hand side.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         | 85        | (92 plus) A                                                     |         | 85        |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   | 63      |           | (69-80) C                                                       |         | 61        |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

