

**57 George Street,
Mablethorpe, LN12 2BH**

Price £179,950



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WHY NOT MAKE US "YOUR" CHOICE ****

The property has the added advantage of Gas Central Heating and UPVC double glazed windows and doors. The spacious well laid out internal accommodation consists of:-

Front Entrance door to:

Entrance Hall

23'10" x 6'10"

Staircase to 1st floor landing. Under stairs storage cupboard. Radiator. Double power point. Electric consumer unit.

Lounge

16'4" x 12' (into bay)

Bay window. Feature exposed brick fireplace with wood burner. Radiator. 5 Double power points. Centre lighting. Telephone point.

Bedroom 4

11'11" x 9'1"

Feature open fireplace. Radiator. 2 Double power points. Gas combination boiler which supplies the central heating and hot water.

Kitchen

11'1" x 9'5"

Modern kitchen comprising of fitted wall and base units with work surfaces over. Circular stainless steel sink unit with mixer tap. Electric oven and hob with filter hood over. Plumbing for dishwasher. Part tiled walls. Breakfast bar. Radiator. Triple & 3 double power points. T.V. Aerial point.

Rear Lobby

7'10" x 3'5"

UPVC Door to rear garden. Door to:

Utility Room

6'9" x 4'

Fitted work surface and wall units. Plumbing for automatic washing machine. Hand basin. Door to:

WC

6'9" x 3'8" to widest dimensions

With w.c.

Landing

Access to the loft area.

Bedroom 1

10'11" x 10'7"

Feature fireplace with open fire in grate. Radiator. Double power point.

Bedroom 2

10'10" x 9'4"

Radiator. Double power point. Feature exposed brick wall.

Bedroom 3

7'6" x 6'6" extending to 10'3"

Radiator. Double power point.

Bathroom

9'2" x 7'4"

Consisting of panelled bath with shower taps, pedestal wash hand basin and w.c. with push button flush. Radiator. Storage cupboard with double opening doors.

Driveway

Gardens

To the front of the property the garden has been paved for ease of maintenance. To the side of the property is gated access leading to the spacious privately enclosed rear garden which is mostly laid to lawn with a paved patio and gravelled borders. 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

Opening Hours

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 3.00pm

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.

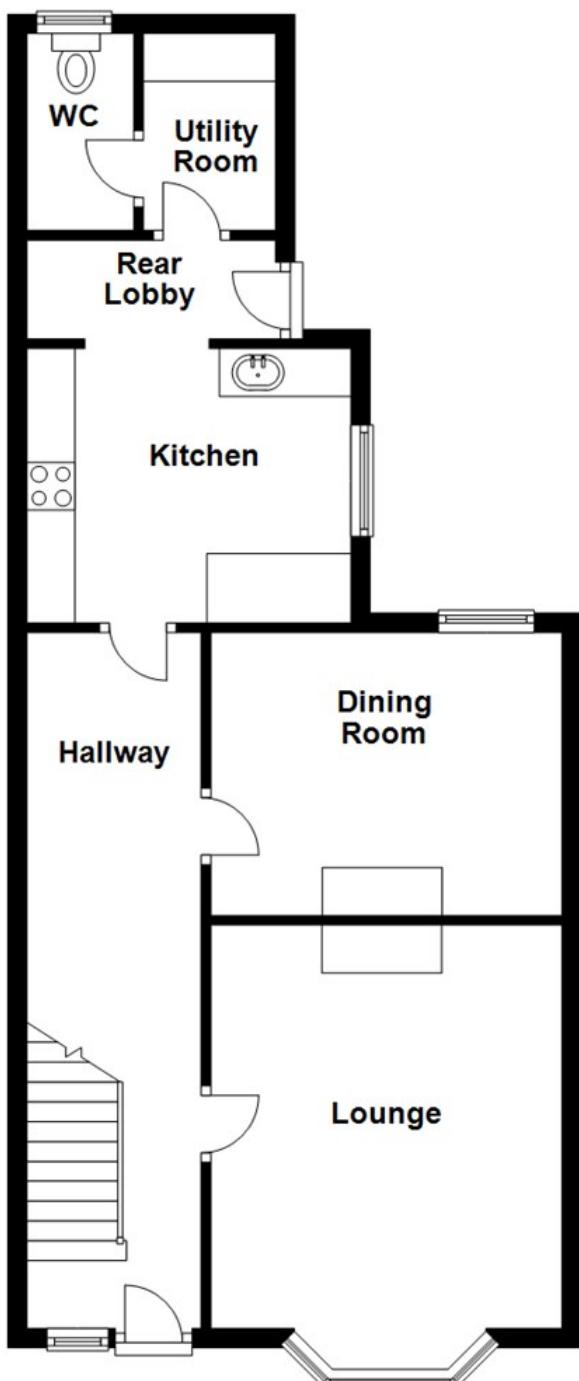
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

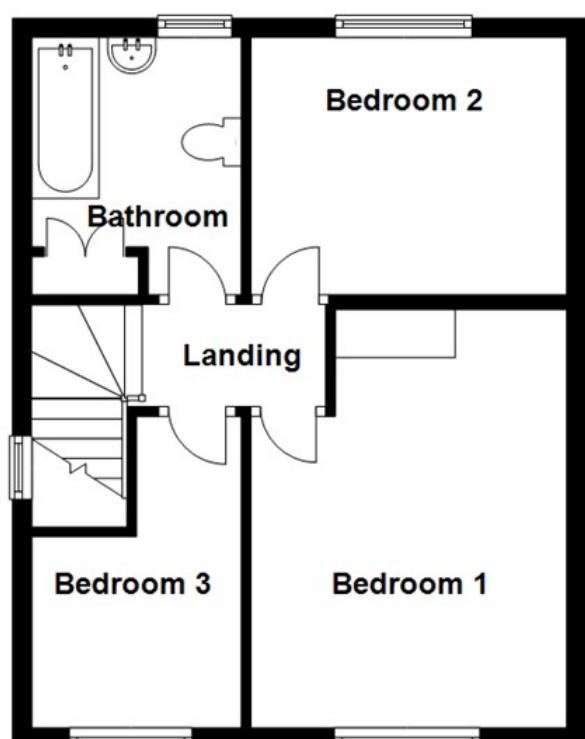




Ground Floor



First Floor



Directions

Upon leaving the office head North towards the traffic lights and turn left onto the High Street. Take your next left hand turn into George Street. Number 57 can be found about half way along on your left hand side.

