



CHOICE PROPERTIES

Estate Agents

13 The Green,
Mablethorpe, LN12 1JS

Price £170,000



Nestled in the charming area of The Green in Mablethorpe, this property offers a fantastic opportunity for those looking to create their dream home. Requiring modernisation throughout, this property is a blank canvas awaiting your personal touch. Situated in a sought-after location, you'll find yourself in the heart of a vibrant community with easy access to all amenities. Don't miss out on the chance to transform this property into a beautiful haven by the sea. Embrace the potential this property holds and make it your own slice of paradise in this desirable location.

The well laid out accommodation comprises:-

Hallway

1'8" x 4'9"

L-shaped hallway, loft access, wall mounted thermostat controls, two built in storage cupboards - one housing the wall mounted Ideal boiler.

Kitchen

11'10" x 6'11"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, cooker with four ring gas hob, free standing fridge/freezer, plumbing for a washing machine, partly tiled walls.

Reception Room

16'2" x 11'8"

Light and airy reception room, gas fire set into marble surround with wooden mantle, TV Aerial point, telephone point.

Conservatory

8'0" x 15'5"

Triple aspect windows, poly carbonate roof, heating, French double opening patio doors leading out into the garden

Bedroom 1

12'9" x 9'1"

Spacious double bedroom.

Bedroom 2

8'8" x 9'7"

Double bedroom, pedestrian door leading into the conservatory.

Shower Room

6'8" x 6'5"

Fitted with a three piece suite comprising corner shower cubicle with electric shower over, pedestal wash hand basin with single taps, w.c., tiled walls.

Driveway

Paved driveway providing off road parking for several vehicles.

Garage

19'00" x 9'06"

Electric door, power and lighting, pedestrian door to the side aspect.

Garden

To the of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is laid with tarmac for ease of maintenance. A gate to the side provides access to the front of the property.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - A.

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.

Viewing arrangements

By appointment through Choice Properties on 01507 472016

Opening hours

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

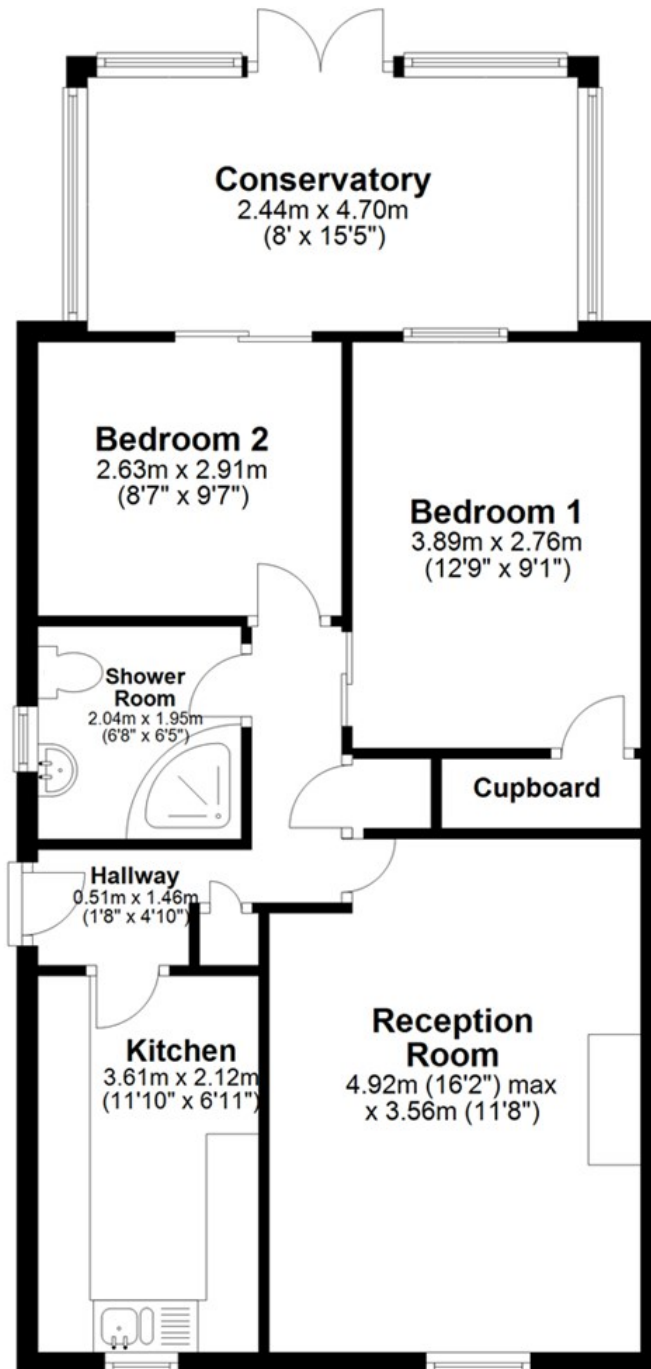
Saturday 9.00 a.m. to 3.00 p.m.

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Ground Floor



Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road until you reach the cinema then take your immediate left onto Golf Road, take your fourth turn left onto Jacklin Crescent and The Green is the first turning on your right hand side. Number 13 can be found at the bottom of the right 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

