

**36 Rutland Road,
Mablethorpe, LN12 1EN**

Price £159,950



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

The property has the benefit of Gas central heating and UPVC double glazing. Internally the spacious well presented accommodation consists of:

Front Entrance door to:

Entrance Hallway

17'9" x 3'5"

Radiator. Laminate flooring. Electric consumer unit.

Lounge

12'0" x 12'

Wood burner set in feature surround. Radiator. Centre lighting. Telephone point. Dado rail.

Kitchen/Dining Room

17'8" x 12'0"

Fitted wall and base units with work surfaces over. Stainless steel 1½ bowl sink unit and drainer with mixer tap. Part tiled walls. Gas cooker point. Part tiled and part laminate flooring. Double radiator. Fitted cupboard housing 'Ideal' Gas combination boiler which supplies central heating and hot water.

Side Porch/Utility Room

16'6" x 5'4"

Plumbing for washing machine. Door leading out to the rear garden.

Bedroom 1

12'0" x 12'

Radiator. Fitted wardrobes. Picture rail.

Bedroom 2

12'0" x 12' to widest dimensions

Radiator. Access to loft area with lighting.

Bathroom

6'2" x 6'1"

With white three piece bathroom suite which consists of panelled bath with Electric shower over, wash hand basin set in vanity unit and w.c. Fully tiled walls. Extractor fan. Radiator.

Driveway

Concrete driveway with ample parking for several vehicles and double opening gates to the front.

Garage

18'1" x 7'10"

Double opening doors. Slide access door.

Gardens

To the front of the property the garden is gravelled for ease of maintenance with outside electric point. To the side is gated access which leads through to the spacious privately enclosed garden which is laid to lawn with a wide variety of trees, plants and shrubs. Paved and gravelled sections. Summerhouse. Outside lighting. Outside water tap. Outside electric point. Garden shed.

Additional Notes

The property has the benefit of privately owned solar panels.

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 - A

Viewing Arrangements

By appointment through Choice Properties on 01507 472016

Opening Hours

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

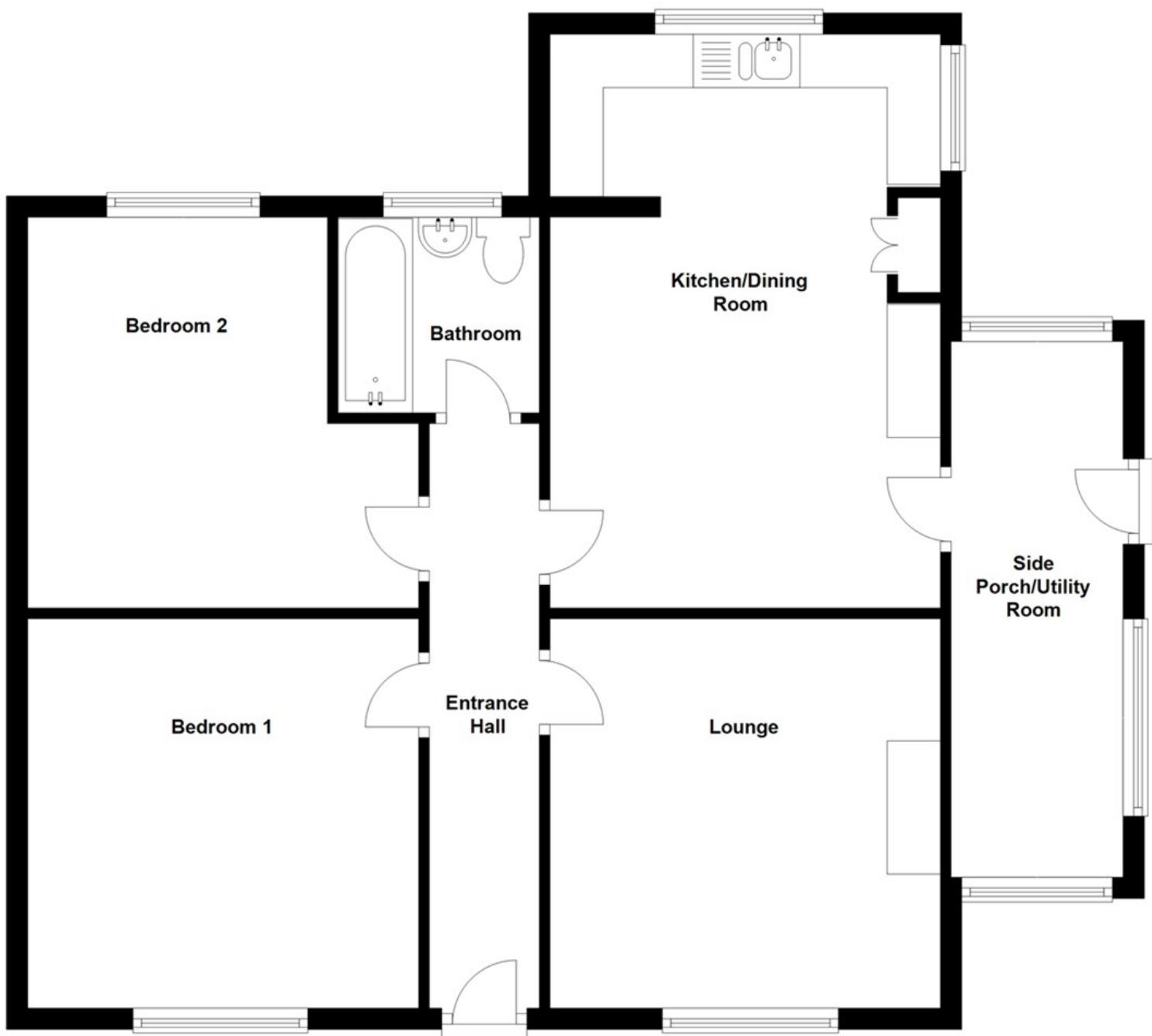
Making an offer

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 Mablethorpe office head North to the traffic lights. Turn left onto the high street then take your 6th right (before the newsagents) into Rutland road, number 36 can be found at the end of the road on your right.

