

Rhoswin Main Road,
Maltby Le Marsh, LN13 0JP

Reduced To £209,950



**** ANOTHER SUCCESSFUL SALE BY CHOICE PROPERTIES...
WHY NOT MAKE US "YOUR" CHOICE ****

This property has the benefit of Gas central heating and UPVC double glazed windows and doors. The spacious well laid out internal accommodation consists of:-

Storm Porch with UPVC Entrance Door to:

Entrance Hallway

14'2" x 3'4"

Extending to 5'10" (approx.) L-shaped. Radiator. Laminate flooring. Electric meter. Access with pull down ladder to loft area.

Lounge/Diner

22'10" x 12'

Extending to 14'9" (approx.) Open coal fireplace set in feature surround. 3 Radiators. Sliding patio door to the front garden. 4 Double power points. Telephone point. Wall & centre lighting.

Dining Room

12'3" x 12'0"

Dual fuel stove set in feature surround. Feature beamed ceiling. 2 Radiators. Centre lighting. Telephone point. Single & double power points. Cupboard housing 'Ideal' Gas condensing combination boiler which supplies the central heating and hot water.

Kitchen/ Diner

17'5" x 10'11"

Fitted wall and base units with work surfaces over. Ceramic sink unit and drainer with mixer taps. Stainless steel Electric oven and Gas hob with filter hood over. Integrated dishwasher. Plumbing for automatic washing machine. Radiator. Part tiled walls. Single and 5 double power points. Double opening 'French' doors leading to the rear garden.

Bedroom 1

12'0" x 12'0"

Radiator. 2 Double power points. Laminate flooring.

Bedroom 2

12'0" x 10'2"

Radiator. 2 Double power points. Exposed timber flooring. Door to:

Ensuite Shower Room

9'9" x 5'3"

With three piece suite which consists of large shower enclosure with 'Triton T80si' electric shower, pedestal wash hand basin and w.c. with push button flush Part tiled walls. Chrome towel radiator. Extractor fan with light.

Bathroom

8'1" x 6'0"

With three piece bathroom suite which consists of panelled bath, pedestal wash hand basin and w.c. with push button flush. Part tiled walls. Chrome towel radiator. Fitted cupboard.

Driveway

Concrete driveway with turning area.

Garage/Workshop

20'8" x 12'9"

Double opening timber doors. Side door. Power and lighting.

Outside

To the front of the property the garden is laid to lawn and set with a variety of plants and shrubs. It is made private by hedging to the front. To the rear is gated access to a pleasant garden which is also laid to lawn along with gravelled sections and large patio area. Outside lighting. Outside water tap.

Tenure

Freehold

Viewing Arrangements

Viewing 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.

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 C

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.









Directions

From Mablethorpe head towards Alford and the first village is Maltby le Marsh. You will be on Main Road as you go through the village Rhoswin can be found on your right hand side. From Alford head in the direction of Mablethorpe, keep on this road and you will enter Maltby le Marsh. As you go through the village, pass the petrol station and Rhoswin can be found on your left 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	

