



CHOICE PROPERTIES

Estate Agents

37 Rutland Road,
Mablethorpe, LN12 1EN

Price £149,995



Choice Properties are delighted to offer for sale this spacious two bedroom semi-detached bungalow, occupying a sought after position close to the local amenities and golden sandy beaches. Offered with no onward chain, this impressive property benefits from a recent redecoration and new carpets throughout as well as a most sizeable rear garden, early viewing is certainly advised.

The abundantly light and bright accommodation benefits from a mains gas central heating system and comprises:

Entrance Hall

uPVC door leading into the hallway featuring loft access and doors leading to:

Reception Room

Light and airy reception room benefiting from a picture window to front aspect and fitted with an electric feature fireplace set on a marble effect hearth with a wooden mantle, TV aerial and telephone point.

Kitchen

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with stainless steel extractor hood over, space for a freestanding fridge/freezer and space for an under-counter freezer, fitted larder cupboard, part tiling to the walls, cladded ceiling, uPVC door to the conservatory and the kitchen also houses the wall mounted 'Worcester' condensing boiler.

Conservatory

With tiled flooring, double aspect windows, double opening 'French' doors to the garden, space for freestanding appliances and a polycarbonate roof.

Bedroom 1

Spacious double bedroom with a telephone point, and a TV aerial.

Bedroom 2

Double bedroom.

Bathroom

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and electric 'Triton Enrich' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiled flooring, part tiling to the walls and an airing cupboard (measuring 2'00" x 2'02") housing the hot water cylinder.

Driveway

Gravelled driveway providing off road parking.

Garden

To the rear of the property you will find the most sizeable plot mostly laid to lawn with fencing to the boundaries. The rear garden additionally features an area laid with shingle, greenhouse, raised planter beds and a useful shed for storage.

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.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.

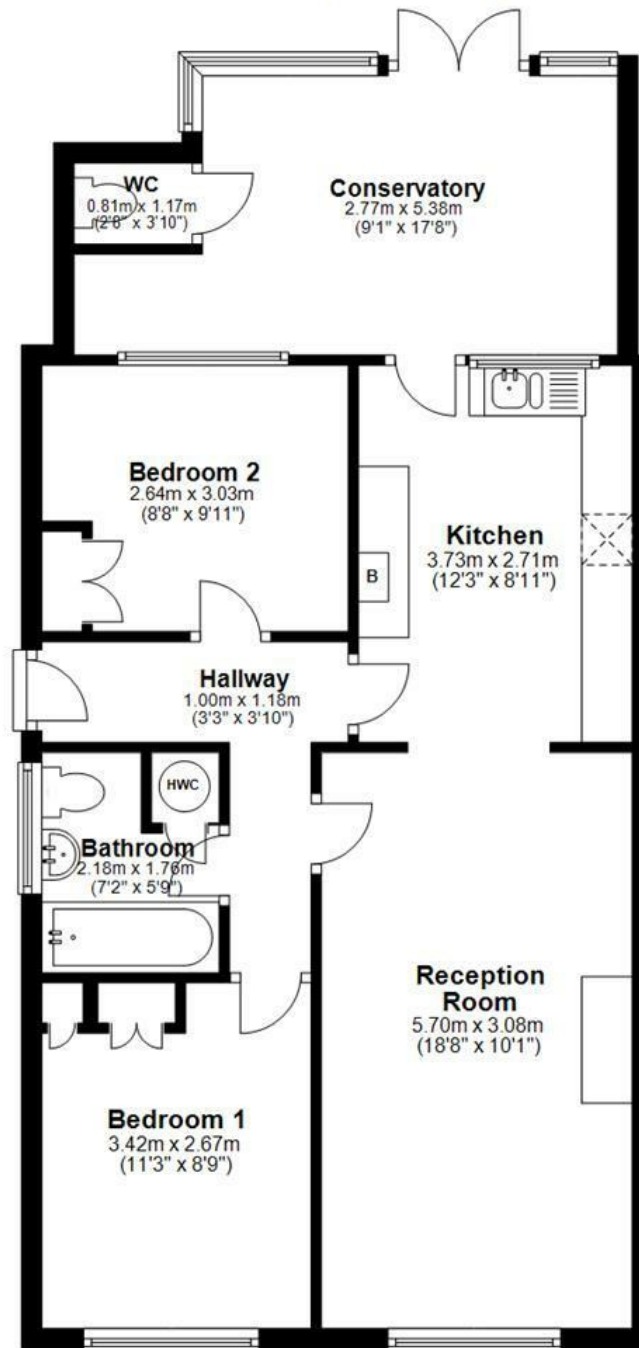
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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

Approx. 70.0 sq. metres (754.0 sq. feet)



Total area: approx. 70.0 sq. metres (754.0 sq. feet)

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 37 can be found on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	73		(69-80) C		
(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

