CHOICE PROPERTIES

Estate Agents

29 Rutland Road, Mablethorpe, LN12 1EN

Reduced To £175,000



Choice Properties are delighted to offer for sale this spacious four bedroom terrace house, occupying a sought after position close to the local amenities and golden sandy beaches. This impressive property benefits from a sizeable rear garden, early viewing is certainly advised.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The abundantly light and bright accommodation comprises:

Front Entrance
5'10 x 3'10
Door leading to:

Hallway
6'3 x 12'1
Radiator, doors leading to:

Kitchen / dining room
10'3 x 9'5
Fitted with a range of wall and base units, inset sink with drainer and mixer tap, integrated oven , plumbing for a washing machine, space for a fridge freezer, breakfast bar, featured "French" doors, double glazed window to the rear aspect.

Reception Room
12'4 x 12'1
Light and airy reception room , featured gas fire, double glazed window to the front aspect.

Landing
6'4 x 6'10
Access to the loft, doors leading to:

Bedroom 1
11'7 x 9'2
Double bedroom , radiator, double glazed window.

Bedroom 2
7'11 x 13'8
Double bedroom , fitted storage cupboards, radiator.

Bedroom 3
11'4 x 9'3
Double bedroom , radiator, double glazed window.

Bedroom 4
6'5 x 10'7
Radiator, double glazed window.

Bathroom
6'3 x 6'3
Three piece suite comprising, low level wc, vanity hand basin unit, panelled bath , partly tiled walls, frosted double glazed window.

Garden
To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid to lawn for ease of maintenance.

Driveway
Providing off road parking.

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.

Tenure
Freehold.

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.

Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

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.

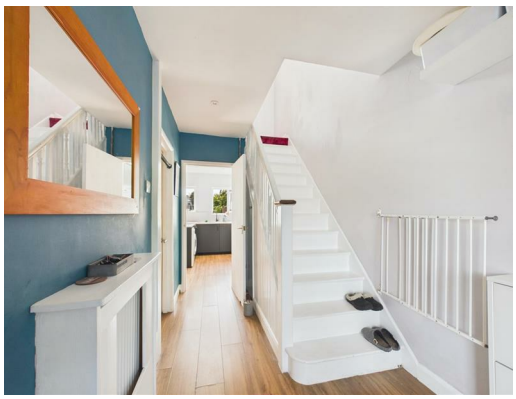

HOME
SWEET







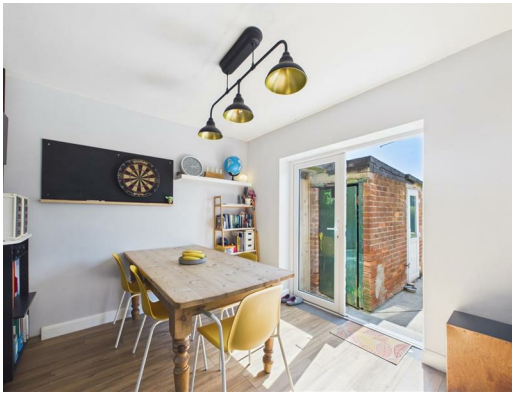


















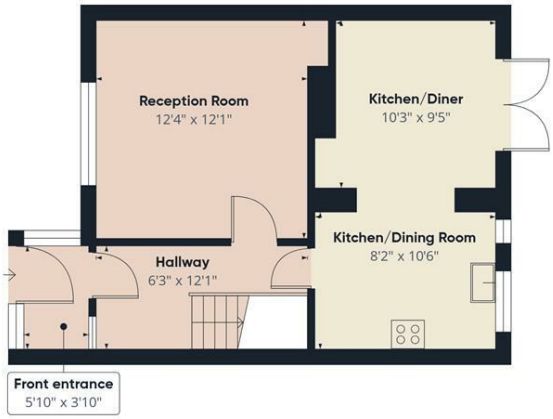










Floor 0





Floor 1

Approximate total area[1]

942 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Mablethorpe office head North to the traffic lights. Turn left onto the High Street then take your right into Rutland road, number 29 can be found on your left hand side.

