CHOICE PROPERTIES
Estate Agents

# 4 Rugby Road, Mablethorpe, LN12 1LD

## Reduced To £157,500

Choice Properties are pleased to offer for sale this well proportioned two bedroom terraced bungalow, situated in a residential position, only a short walk to both the beaches and local amenities on offer in Mablethorpe. Boasting off road parking and privately enclosed gardens to the rear, early viewing is 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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Benefiting from a mains gas central heating system and uPVC double glazing throughout, the well maintained accommodation comprises:-

### Hallway
17'06" x 3'00"
Front anthracite uPVC door leading into the 'L' shaped hallway housing the wall mounted thermostat and with access to the loft, a built in storage cupboard, laminate flooring and doors to:

### Reception Room
14'00" x 9'10"
Benefiting from an angled bay window to the front aspect and fitted with laminate flooring and a TV aerial.

### Kitchen
11'09" x 9'09"
Fitted with a modern range of wall and base units with worktop over, one and a half bowl stainless steel sink with mixer tap, four ring hob with extractor hood over, built in oven, built in dishwasher, space for a freestanding fridge/freezer, space for a tumble dryer, space and plumbing for a washing machine, under-cabinet lighting, laminate flooring, uPVC door to the rear and the kitchen also houses the wall mounted consumer unit.

### Bedroom 1
11'09" x 9'10"
Double bedroom with a built in single wardrobe.

### Bedroom 2
11'09" x 6'10"
Double bedroom with laminate flooring.

### Bathroom
8'00" x 6'01"
Fitted with a stylish three piece suite comprising a panelled bath tub with mixer tap and mains fed double shower head over, extra wide hand wash basin with two mixer taps; built into vanity and WC with dual flush button flush button, tiled flooring, partly tiled walls, inset spot lighting, shaver point, extractor fan and a heated towel rail.

### Driveway
Block paved driveway providing off road parking for two vehicles. The front of the property also features the wall mounted EV charging point.

### Outside Store
5'05" x 5'01"
Providing useful outside storage space.

### Garden
To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries, laid mostly to lawn. The rear garden additionally benefits from an undercover timber decked seating veranda, as well as planter beds to the boundaries and an array of well established plants and shrubs.

### Tenure
Freehold.

### 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.

## Making an offer

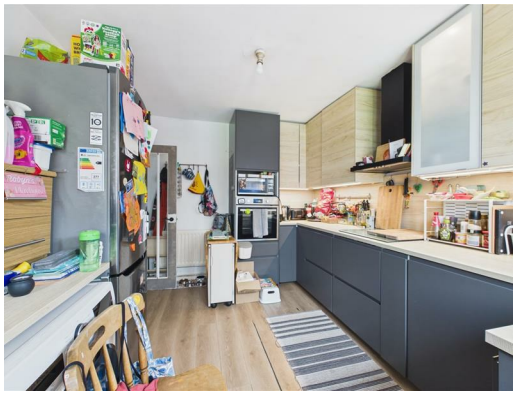
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

## 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.

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.



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**Floor 0** Building 1

**Floor 0** Building 2

**Approximate total area**(1)

617 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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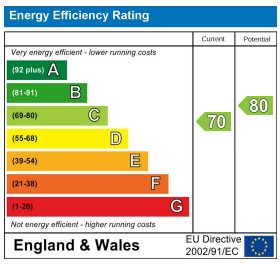
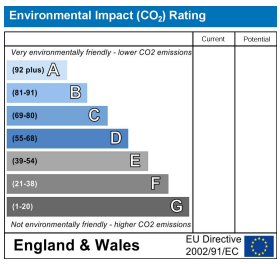
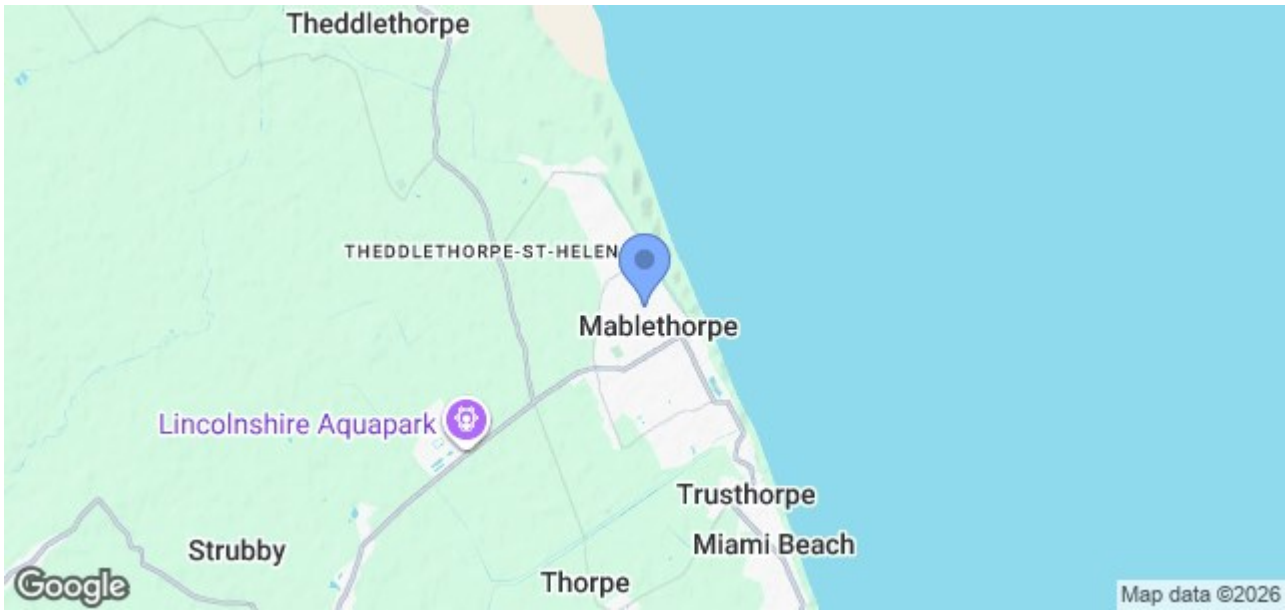
# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street, take your second right onto Waterloo Road. Rugby Road is the last cul de sac on the left hand side, Number 4 can be found on the right hand side.