



Turners End  
Rutland Road  
Mablethorpe  
LN12 1EN

£229,950

This deceptively spacious and extended, FIVE BEDROOMED property offers over 1,300 sqft of versatile family accommodation and stands on a large plot, at the end of quite cul-de-sac, with viewings over Mablethorpe Primary School playing fields to the rear. The well serviced town and sandy beaches are within easy access. The gas centrally heated and uPVC double glazed accommodation offers an entrance porch, welcoming entrance hall, lovely lounge, large dining/family room with French doors leading out to the patio terrace, beautiful bespoke kitchen, useful cloaks/utility room, providing a second WC, four good sized ground floor bedrooms, stunning bathroom and first floor double/5th bedroom. Loads of off street parking. Detached workshop/garage. Large private rear garden.

## LOUTH BRANCH

3 Market Place, Louth, LN11 9NR

Tel: 01507 601550 Email: [louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)





## ACCOMMODATION

The accommodation provides over 1300 sq.ft. of versatile accommodation, which offers:

### Entrance Porch

Undercover porch with block paved floor.

### Entrance Hall

Welcoming entrance hall with tiled floor, central heating radiator, loft access, and wood tongue and groove doors leading to:

### Lounge

16' 9" x 9' 11" (5.101m x 3.030m)

A lovely lounge with laminate flooring, central heating radiator, useful storage cupboard and uPVC window.

### Family/Dining Room

16' 11" x 12' 3" (5.158m x 3.740m)

A large centrally heated conservatory used as a dining/family room, which leads off the kitchen and has access by French doors to the patio terrace and private garden. Tiled floor.

### Kitchen

9' 11" x 8' 10" (3.012m x 2.701m)

Having an attractive range of bespoke oak fittings, including Belfast sink with brass mixer tap and marble drainer, Leisure Range Cooker with double extractor fan over. Further range fitted unit, overhead pan and pot rack and a delightful dresser unit. Commentary brick tile splashbacks. Tiled floor.

### Bedroom 1

12' 6" x 12' 3" (3.807m x 3.742m)

Spacious master bedroom with uPVC double glazed window to the rear elevation

### Bedroom 2

9' 11" x 11' 8" (3.018m x 3.548m)

A double bedroom having uPVC double glazed window to the front elevation and gas central heating radiator. Laminate floor.

### Bedroom 3

9' 10" x 7' 3" (3.003m x 2.199m)

To the front, having uPVC double glazed window and central heating radiator. Laminate floor.

### Bedroom 4

9' 7" x 8' 8" (2.9161m x 2.645m)

A single bedroom having a UPVC window to the front elevation and central heating radiator. Laminate floor.

### Cloaks/Utility

A useful room being tiled having a second WC and wash hand basin to one side and utility area with washing machine to the other with useful shelf over. Downlighters.

### Family Bathroom

7' 10" x 8' 8" (2.380m x 2.645m)

A stunning bathroom with white four piece suite having a free standing bath, wooden wash stand and feature basin, low flush wc and large walk in shower with rain shower and separate hand attachment. Tiled floor and ceiling. Downlighters. Chrome heated towel rail. uPVC double glazed window to the side elevation.

### FIRST FLOOR ACCOMMODATION

Accessed from the Hall and provides access to the Fifth Bedroom.

### Landing

### Bedroom 5

14' 6" max x 9' 1" max (4.428m x 2.778m)

A good sized double to the first floor having uPVC double glazed window with views over the playing fields. Access to the eaves/storage. Central heating radiator.

### OUTSIDE

### Front Garden

The property is located at the end of Rutland Road. The front garden has mature borders with a good sized lawn garden, large concrete/block paved edged driveway providing ample parking for several cars. A side driveway leads to a:

### Workshop/Garage

A detached metal garage used as a workshop with door opening.

### Rear Garden

A large rear garden having being split into 3 areas. A paved patio terrace with perloga with raised pond under. A lawn area to the side with large detached summer house, currently housing the hot tub. A further smaller summer. The further lawn area behind the pergola which would provide for a vegetable plot and also has a large detache

### OTHER INFORMATION

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries. d timber storage shed.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





GROUND FLOOR  
123.0 sq.m. (1324 sq.ft.) approx.



TOTAL FLOOR AREA: 123.0 sq.m. (1324 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024