



CHOICE PROPERTIES

Estate Agents

1a Dymoke Road,
Mablethorpe, LN12 2BX

Price £215,000



Choice Properties are delighted to bring to the market this charming link-detached bungalow located on Dymoke Road in the sought-after area of Mablethorpe. With one reception room, two double bedrooms, and a stylish new bathroom, this bungalow offers a comfortable living space for you and your family. The new heating system, double glazed windows, doors and damp proof course ensure that you'll stay warm and dry throughout the year, providing peace of mind for years to come. Don't miss out on the opportunity to own this fantastic property which is located just stones throw away from the award winning beaches.

Offering generously proportioned rooms throughout and a desirable layout, the abundantly light and beautifully maintained accommodation comprises:-

Hall

16'6" x 4'0"

With a built in double storage cupboard, access to the loft and telephone point.

Reception Room

13'0" x 12'10"

Triple aspect windows, TV Aerial point, feature fire set into marble style surround.

Kitchen

11'8" x 12'5"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, integrated oven with four ring electric hob and featured stainless steel extractor hood over, integrated fridge/freezer, plumbing for dishwasher and washing machine, space for tumble dryer, partly tiled walls, door to:-

Conservatory

13'5" x 9'7"

With triple aspect windows, glass pitched roof, heating, tiled flooring.

Bedroom 1

10'7" x 12'10"

Spacious double bedroom, built in wardrobes.

Bedroom 2

11'10" x 10'0"

Spacious double bedroom, built in wardrobes.

Shower Room

3'6" x 6'7"

Fitted with a brand new three piece suite comprising large shower cubicle with mains shower over, wash hand basin set into vanity unit with stainless steel mixer taps, w.c., chrome heated towel rail, tiled walls, built in featured airing cupboard with sliding frosted glass door.

Driveway

Providing off road parking.

Garage

17'10" x 10'3"

With power and lighting.

Garden

You can access the enclosed garden through a low level timber gate. The garden is mostly laid to lawn but additionally benefits from a convenient patio area and a useful timber shed to the rear. You can also find a variety of established plants and shrubs throughout with timber fencing and hedging to the boundaries.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties Mablethorpe 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

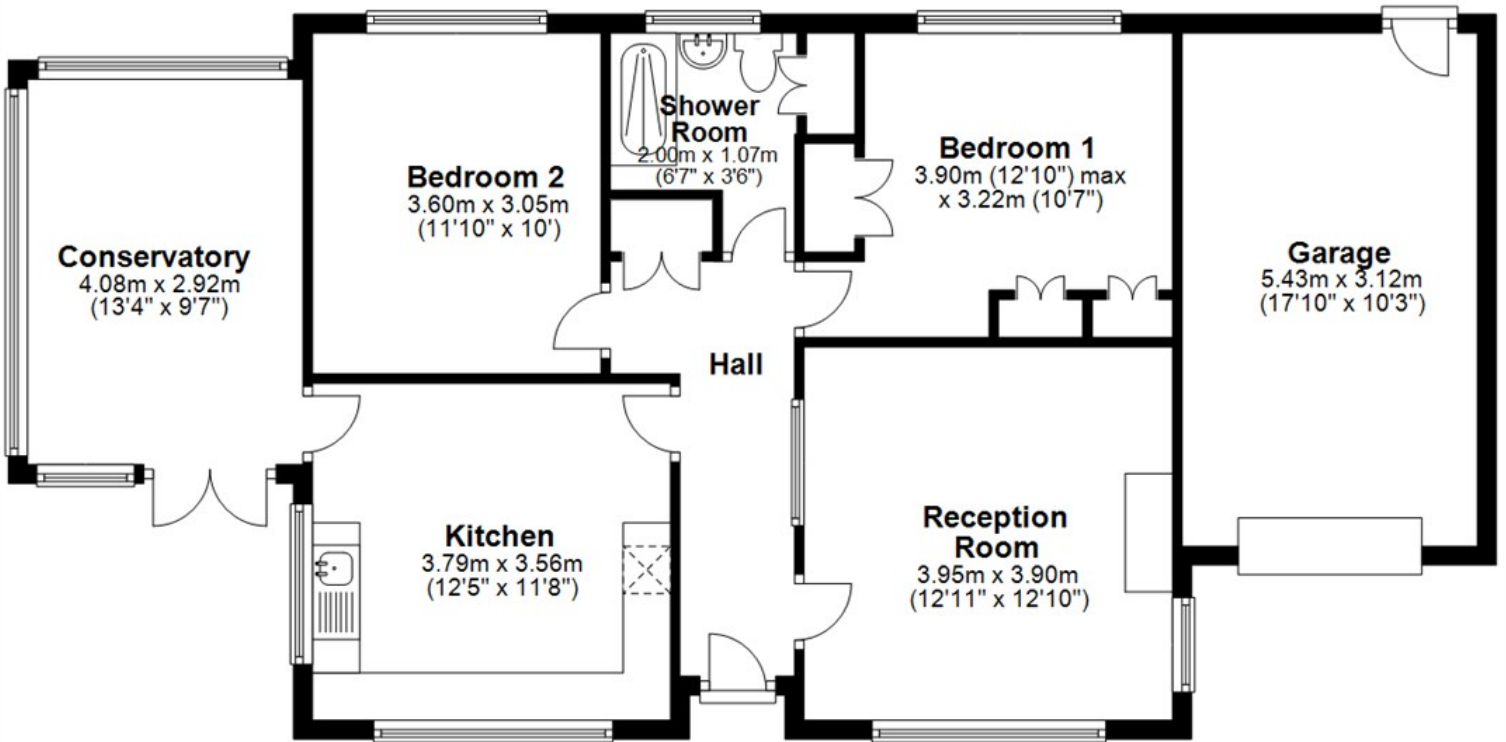
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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



Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road and then take your first left onto Dymoke Road. Number 1a can then be found on your left hand side.

