



CHOICE PROPERTIES

Estate Agents

21 Dymoke Road,
Mablethorpe, LN12 2BY

Offers Over £350,000



It is a pleasure for Choice Properties to bring to the market this incredible, stylish, three bedroom detached bungalow which is presented in a pristine condition. This superb property offers generously proportioned accommodation and immaculately maintained front and rear gardens. The spacious garage and driveway provide parking for numerous vehicles and early viewing is highly recommended. VIDEO TOUR AVAILABLE.

Offering generously proportioned rooms throughout with a flexible layout, this expansive and immaculately presented property comprises:-

Entrance Porch

2'6" x 4'0"

Door to:-

Hallway

20'1" x 6'7"

Two built in storage cupboards - one housing the wall mounted combination boiler, wall mounted thermostat controls, telephone point, loft access.

Reception Room

23'1" x 16'5"

Electric fireplace set into featured surround with wooden mantle, space for a dining table, dual aspect windows with further frosted feature window to the hall, tv Aerial point, inset spotlights to the ceiling, double opening French patio doors leading to:-

Sun room

11'9" x 10'6"

Triple aspect windows, fitted wall lighting, double opening French patio doors to side aspect leading into the rear garden.

Kitchen

10'0" x 13'11"

Fitted with an impressive and stylish range of wall and base units with worktops over, one and a half bowl ceramic sink unit with drainer and mixer taps, space for a range cooker and fridge/freezer, plumbing for a dishwasher and washing machine, extractor hood, partly tiled walls, integral wine rack, featured breakfast bar, door to rear aspect into the garden.

Bedroom 1

12'1" x 14'11"

Remarkably spacious double bedroom with picture window to front aspect.

Bedroom 2

9'5" x 10'11"

Spacious double, built in wardrobes set into bed frame surround.

Bedroom 3

18'9" x 7'11"

Spacious double bedroom.

Bathroom

7'4" x 8'10"

Fitted with a modern four piece suite comprising panelled corner bath with mains shower over, large hydro jacuzzi shower cubicle with double shower head over and fitted radio and jets, wash hand basin with mixer taps and wc set into vanity unit, upvc cladding to the ceiling, panelled walls.

WC

2'9" x 4'4"

Dual flush wc, tiled walls.

Driveway

Spacious driveway laid with poured concrete with an attractive cobble effect finish and is ideal for a motorhome and heavier vehicles to park.

Garage

31'0" x 11'2"

Electric roller door, power and lighting, pedestrian door to side aspect into garden.

Garden

The property is fronted by a dwarf brick wall with an attractive laid to lawn garden with featured borders. There is a footpath leading up towards the front entrance door. To the rear of the property you will find a beautifully enclosed rear garden which has been mostly laid to lawn and adorned with the most colourful variety of plants, fruit trees and shrubbery along the borders and a featured wildlife pond positioned in the far corner. There is also an attractive patio seating area located outside the conservatory. Timber gates to the side of the bungalow provide access to the front of the property.

Tenure

Freehold

Viewing arrangements

Viewing 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 C. Amount payable for 2022 - £1804.38

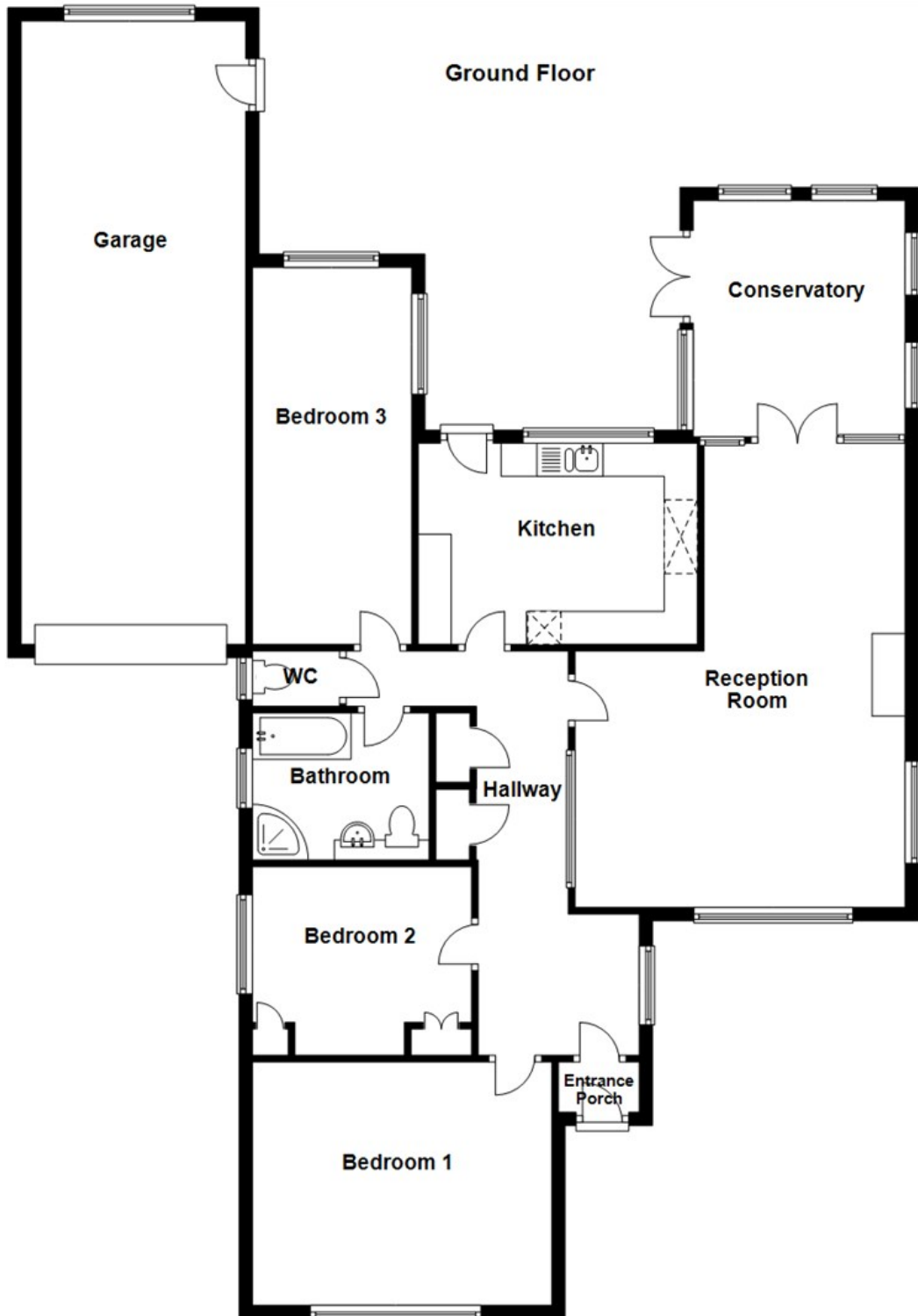
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. Continue down Dymoke Road, towards Medina Gardens and number 21 can be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

