



CHOICE PROPERTIES

Estate Agents

15 Dymoke Road,
Mablethorpe, LN12 2BY

Reduced To £310,000



Choice properties are delighted to bring to the market this immaculate and stylish three bedroom detached bungalow, situated in a most sought after location. The property has recently undergone refurbishment by the current sellers which includes an impressive open plan reception room/kitchen, modern bathroom and stylish decor throughout. Viewing is highly advised.

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

Entrance Hall

Double opening uPVC front entrance doors. Tiled flooring. Wall mounted 'Hive' thermostat controls. Loft access. Storage cupboard housing the gas combination boiler.

Open Plan Living

12'10" x 21'11"

Spacious and abundantly bright open plan living space with large picture window to the front aspect. TV aerial point. Telephone point. Stylish kitchen fitted with a range of wall and base units with work surfaces over, resin sink unit and drainer with mixer tap, five ring gas hob with extractor hood over, and integrated appliances including fridge/freezer, dishwasher, washing machine and eye-level oven and microwave oven. Spot lighting and under counter lighting.

Bedroom 1

11'11" x 12'0"

Spacious double bedroom. Fitted wardrobes with mirrored sliding doors.

Bedroom 2

9'7" x 12'0"

Spacious double bedroom with window to the front aspect.

Bedroom 3

8'7" x 8'6"

Window to the rear aspect.

Bathroom

5'9" x 8'0"

Fitted with stylish three piece bathroom suite comprising dual flush wc, wash hand basin set in vanity unit and panelled bath with shower over. Tiled flooring and tiled walls. Heated towel rail.

Driveway

Providing off street parking for multiple vehicles.

Garage

Up and over door, power and lighting, rear access door, electric consumer unit, as and electric meters.

Garden

The property is fronted by a lawned garden edged by a low level brick wall, there is a single timber pedestrian gate which leads up to the front entrance door. There is a further timber gate to the side of the property which provides access into the enclosed rear garden which is mainly laid to lawn with a paved footpath leading up onto the decked area in the corner.

Tenure

Freehold

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.

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.

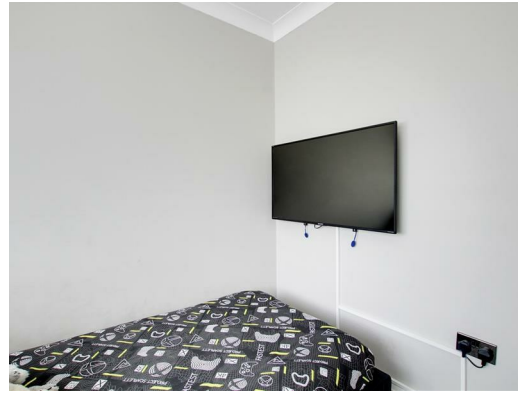
Making an offer

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.

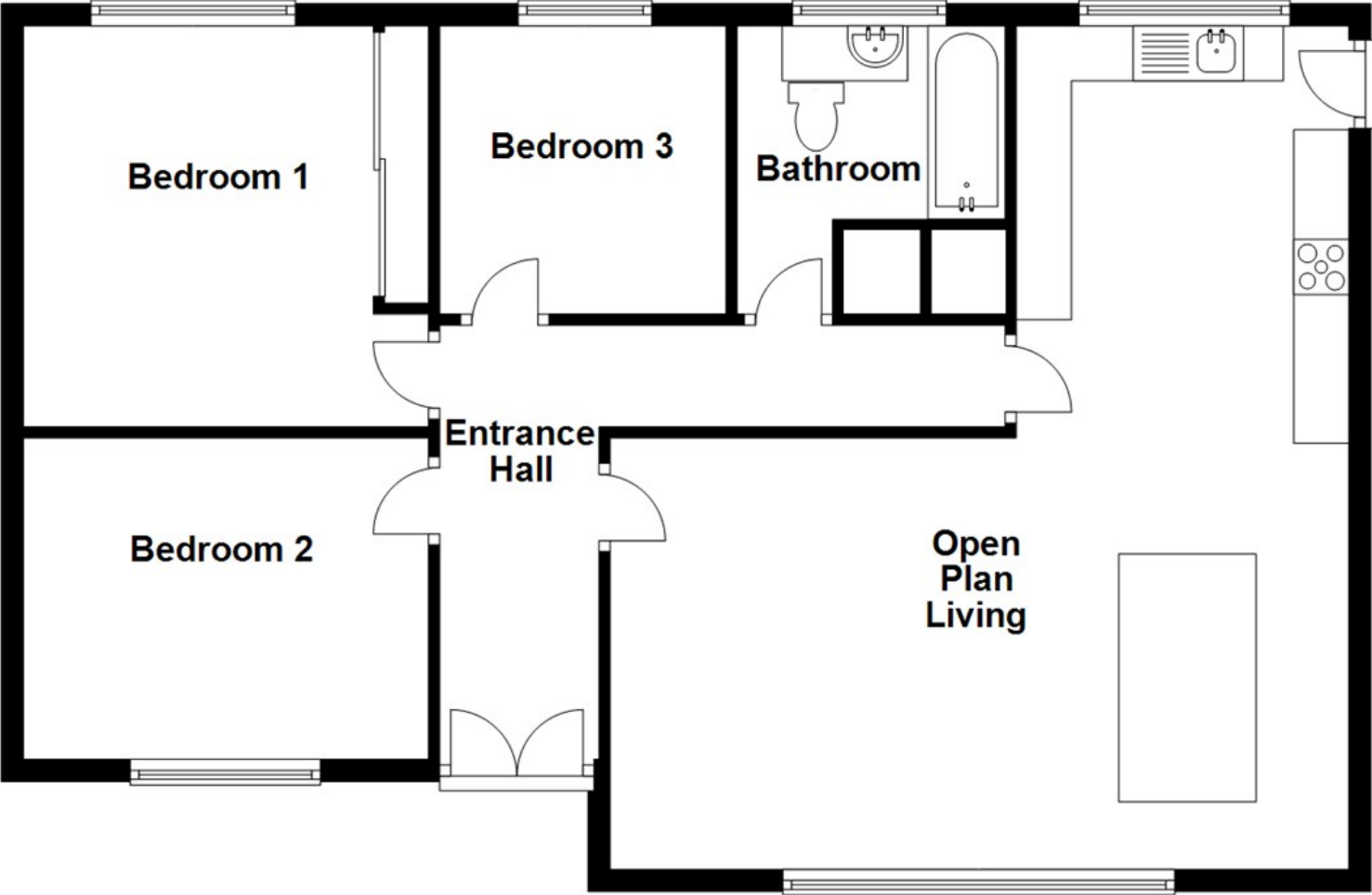
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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 office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road, take your first left onto Dymoke Road and number 15 can be found a short way along on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	

