



# CHOICE PROPERTIES

*Estate Agents*

3 Dymoke Close,

Mablethorpe, LN12 2BQ

Reduced To £235,000



It is a pleasure for Choice Properties to bring to the market this spacious two bedroom detached bungalow which sits on a sizeable corner plot within a quiet cul de sac. This fantastic property offers generously proportioned rooms throughout and is located only a short walk from the beach and town centre.

The well laid out accomodation comprises:

### **Entrance Hall**

4'3" x 3'1"

uPVC entrance door.

### **Hallway**

15'8" x 3'2"

Loft access. Storage cupboard housing hot water cylinder. Double doors to:

### **Reception Room**

12'1" x 15'2"

Dual aspect windows. TV aerial point.

### **Kitchen**

8'5" x 11'9"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer, cooker point, plumbing for washing machine, space for freestanding fridge and freezer, wall mounted 'Worcester' boiler. Part tiled walls. Side door.

### **Bedroom 1**

16'6" x 12'9"

Spacious double bedroom. TV aerial point. Double windows to the rear elevation.

### **Bedroom 2**

9'2" x 10'4"

Double bedroom. uPVC sliding doors to the garden.

### **Bathroom**

5'6" x 8'10"

Fitted with three piece suite comprising panelled bath with taps and shower over, hand wash basin with mixer tap and wc. Part tiled walls.

### **Driveway**

Providing off street parking.

### **Garage**

8'7" x 16'7"

With power and lighting, electric door and pedestrian door to garden.

### **Garden**

To the front and rear of the property there are enclosed gardens with timber fencing and hedges to the boundaries. The gardens are laid to lawn for ease of maintenance.

### **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](http://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**

By appointment through Choice Properties on 01507 472016.

### **Opening hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

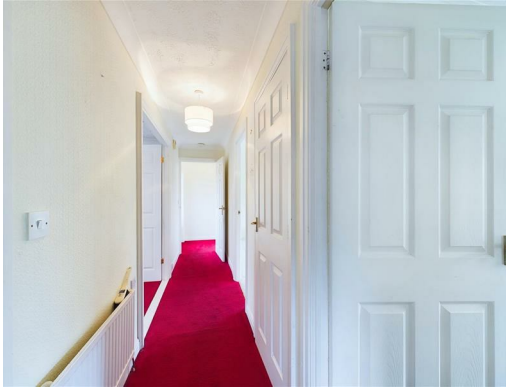
### **Making an offer**

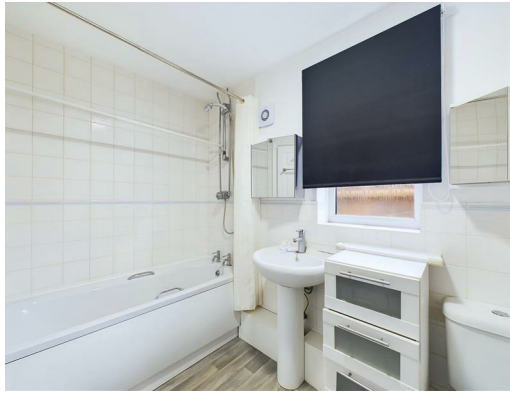
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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











Approximate total area<sup>(1)</sup>  
883.17 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# 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. Dymoke Close is a cul de sac a short way along on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			62
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

