



16 Dymoke Road,
Mablethorpe, LN12 2BF



£275,000

- NO CHAIN
- WELL PRESENTED
- 3 BEDROOM DETACHED BUNGALOW
- CONSERVATORY
- GAS CENTRAL HEATING
- GOOD SIZED GARDENS
- DETACHED LARGE GARAGE & DRIVEWAY
- FREEHOLD
- EPC RATING C
- COUNCIL TAX BAND C



NO CHAIN. A well presented spacious 3 Bedroom Detached Bungalow with good sized front and rear gardens with Large detached Garage. With Entrance Hall, Kitchen Diner, Lounge, Conservatory, Bathroom and 3 Bedrooms, easy maintained Wood effect Vinyl flooring throughout the property. Pvc double glazing and gas central heating. Well worth viewing. EPC Rating C

ACCOMMODATION

HALL

With pvc door to the side elevation, radiator, built in cloaks cupboard with radiator also suitable for airing, spacious cloaks cupboard with central heating Combi boiler, access to loft space with drop down ladders.

DINING KITCHEN 6.34m x 2.93m (20'10" x 9'7")

With wall and base units and worksurfaces with tiled splash backs, integrated fridge freezer, built in oven, gas hob with extractor hood above, stainless steel sink unit, integrated washing machine, radiator, pvc window to the rear elevation, spacious dining area, wooden double doors to:-



LIVING ROOM 4.52m x 3.66m (14'10" x 12'0")

With wall mounted electric fire, radiator, pvc french doors to:-

CONSERVATORY 5.86m x 3.34m (19'2" x 11'0")

Of brick and pvc construction, tiled floor, 2 electric wall heaters, light and ceiling fan, electric fire, pvc french doors into the rear garden.

BEDROOM 3 2.74m x 2.53m (9'0" x 8'4")

With pvc window to the side elevation, radiator.

BEDROOM 2 3.65m x 3.06m (12'0" x 10'0")

With pvc window to the front elevation, radiator, built in wardrobe.

BEDROOM 1 2.96m x 2.49m (9'8" x 8'2")

With pvc window to the front elevation, radiator.

BATHROOM 2.82m x 1.74m (9'4" x 5'8")

With WC, panelled bath, corner shower enclosure, direct shower, radiator, part tiled walls, obscure pvc window to the side elevation.

OUTSIDE

The front garden has a block paved driveway providing parking, gravelled area with shrubbery, 2 gates lead round to the rear garden.

The good sized rear garden is enclosed being majority paved with shrubbery areas. There is a Well and Summerhouse.

GARAGE 4.34m x 5.57m (14'2" x 18'4")

Being a substantially larger Garage. With electric door, light and power, rear pvc door.

TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2024/25 - £1,973.73

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

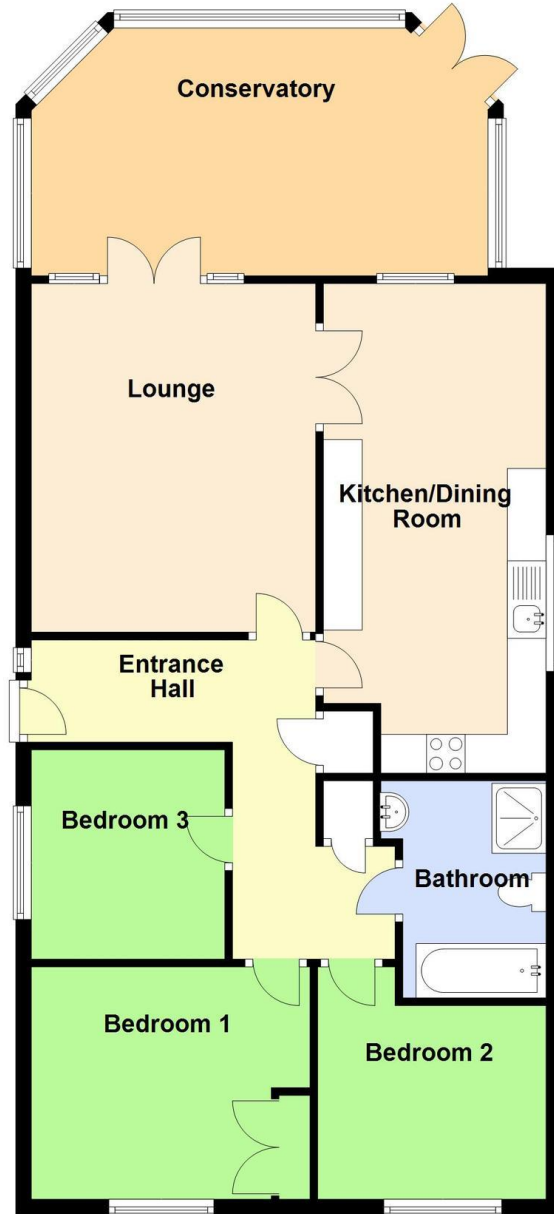
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Ground Floor

Approx. 96.5 sq. metres (1038.4 sq. feet)



Total area: approx. 96.5 sq. metres (1038.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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