



6 Dymoke Road, Mablethorpe,  
Lincs, LN12 2BF



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**£195,000**

- POPULAR SEASIDE TOWN
- TWO BEDROOMS
- SHOWER ROOM
- DRIVEWAY
- ENCLOSED GARDEN
- GAS CENTRAL HEATING
- FREEHOLD
- EPC RATING C



A two bedroom detached Bungalow conveniently located in this popular seaside town with enclosed garden and driveway. The accommodation comprises Entrance Hall, Lounge, fitted Kitchen and Shower Room, gas central heating and pvc double glazing. EPC Rating C.

### ACCOMMODATION

Entrance is on the side elevation via a pvc door with Porch Canopy over and opening to the:-

### HALL

With built in cupboard housing the gas central heating boiler, radiator, access to the part boarded roof space with pull down ladder and light.

### KITCHEN 2.25m x 2.38m (7'5" x 7'10")

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, built under Neff oven with gas hob and extractor hood above, inset 1 1/2 bowl sink unit with mixer tap over, plumbing for washing machine, appliance space.

### LOUNGE 3.42m x 5.03m (11'2" x 16'6")

With walk in pvc bay window to the front elevation, radiator.





### **BEDROOM 1** 2.86m x 3.47m (9'5" x 11'5")

With pvc window to the rear elevation, built in wardrobes to recess, radiator.

### **BEDROOM 2** 2.26m x 2.98m (7'5" x 9'10")

With pvc window to the rear elevation, radiator.

### **SHOWER ROOM** 1.61m x 2.55m (5'4" x 8'5")

With shower enclosure with direct shower, W.C, pedestal hand basin, part tiled walls, pvc window to the side elevation, radiator.

### **OUTSIDE**

To the front is a lawned garden with gravelled borders and paved paths.

A tarmac drive with double vehicle gates opens onto an inner drive to provide ample parking, cold water tap.

The rear garden is mainly lawned with 2 garden sheds and a fenced cultivated area with Greenhouse.





## 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.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band B - 2024/25 - £1,727.02

## 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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.







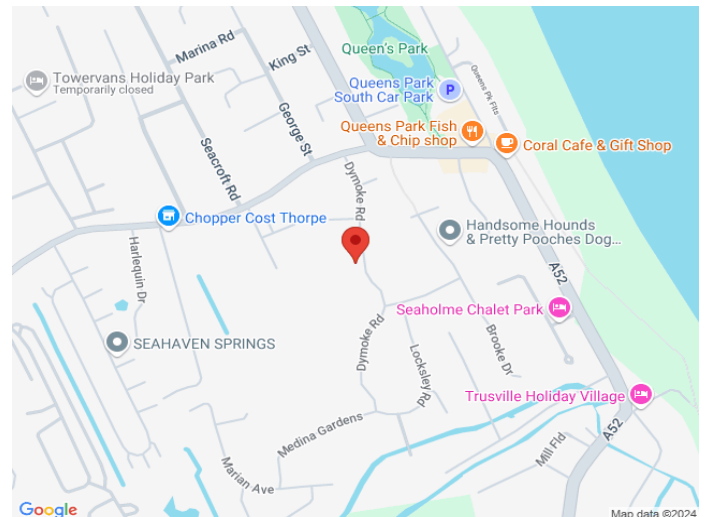
## Ground Floor

Approx. 52.1 sq. metres (561.0 sq. feet)



Total area: approx. 52.1 sq. metres (561.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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