CHOICE PROPERTIES

Estate Agents

2 Dymoke Close, Mablethorpe, LN12 2BQ

Price £195,000

It is a pleasure for Choice Properties to bring to the market this spacious three bedroom detached bungalow which offers huge potential to modernise. This fantastic property is located in a quiet cul de sac position only a short walk from the beach and town centre.

The generously proportioned and well laid out accommodation comprises:

Entry Porch
4'9"x4'7"
Front uPVC door leading into the entry porch; which houses the wall mounted consumer unit and features a door through to the:

Hallway
4'2"x14'3"
'L' shaped hallway with loft access, a built in airing cupboard housing the hot water cylinder and doors to:

Reception Room
11'7"x16'11"
Light and airy reception room featuring gas fireplace, TV aerial and wall lighting.

Bedroom 1
10'2"x13'0"
Double bedroom with double opening 'French' doors to rear aspect.

Bedroom 2
10'9"x10'0
Double bedroom.

Bedroom 3 / Office
6'7"x11'8"
Double bedroom which is currently utilised as a home study.

Kitchen
9'4"x12'11"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with two drainers and mixer tap, space for a freestanding cooker; with extractor hood over, space for an under-counter fridge/freezer, space for a dining table and partly tiled walls.

Bathroom
7'3"x8'1"
Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, pedestal hand wash basin with mixer tap and WC with cistern lever, partly tiled walls and a shaver point.

Utility
4'5"x8'0"
With space and plumbing for a washing machine and space for a dishwasher with worktop over, space for a freestanding tumble dryer and a side uPVC door. The utility also houses the wall mounted 'Baxi' condensing boiler.

WC
3'4"x5'0"
Fitted with a WC with cistern lever and hand wash basin with single hot and cold taps and tiled splashback.

Driveway
Providing off street parking.

Garage
With an electric roller door, power and lighting and a door to the utility.

Garden
To the rear of the property you will find a generously sized garden which is privately enclosed with timber fencing to the boundaries. The rear garden is predominantly laid to lawn edges by an array of well established shrubs and hedging.

Tenure
Freehold

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

Opening hours
Monday to Friday 9.00am to 5.00pm
Saturday 9.00am - 3.00pm

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.

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(1)

1038 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.