CHOICE PROPERTIES

Estate Agents

27 Dymoke Road, Mablethorpe, LN12 2BY

Price £285,000



It is a pleasure for Choice Properties to introduce to the market this beautiful two bedroom detached bungalow, sitting on a sizeable corner plot with enclosed front, side and rear gardens. Situated in a sought after quiet residential position, this well maintained and presented bungalow benefits from two separate driveways as well as a large tandem garage and is only a short walk from both the award winning beaches and local amenities on offer in Mablethorpe. Early viewing is most certainly advised to appreciate this amazing one-off home on offer.

Benefiting from a mains gas central heating system and recently renewed uPVC double glazing throughout, the generously proportioned accommodation comprises:-

Entrance Porch
5'00" x 3'01"
Front composite door leading into the entrance porch with dual aspect windows and a door to the:

Hallway
11'00" x 4'11" extending to 5'09" x 8'04"
With loft access which is partly boarded, a built in storage cupboard with railing and shelving, a built in airing cupboard housing the immersion heater and doors to:-

Reception Room
17'11" x 12'11"
Light and airy reception room benefiting from dual aspect windows including a bow window to front aspect and fitted with a gas fireplace with back boiler, laminate flooring and a TV aerial.

Kitchen/Dining Room
11'10" x 9'11"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, integrated eye level oven and microwave, integrated fridge, integrated dishwasher, partly tiled walls, inset spot lighting, ample space for a dining table and a door to the:-

Utility Area
4'07" x 11'04"
Fitted with base units with worktop over, space and plumbing for a washing machine, integrated freezer and a rear uPVC door to the garden.

Bedroom 1
11'03" x 12'03"
Spacious double bedroom with a picture window to side aspect.

Bedroom 2
11'08" x 9'00"
Double bedroom with a picture window to side aspect and an array of fitted wardrobes.

Shower Room
5'04" x 7'10"
Fitted with a stylish three piece suite comprising a corner shower cubicle with mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, tiled walls, heated towel rail, extractor fan and a shaver point.

Driveways
The property benefits from two separate expansive paved driveways, providing ample off road parking as well as space for a caravan or motorhome. There is also an electric charging point installed at the property for EV charging.

Tandem Garage
33'00" x 9'00"
Remarkably spacious garage with an electric up and over door as well as a manual up and over door to the rear, power and lighting and the garage also houses the wall mounted consumer unit.

Gardens
The bungalow sits upon a generous corner plot, boasting gardens to the front, rear and side aspect. The property is fronted by a low level bricked wall enclosing the front and side gardens; which are laid to lawn with a variety of plants, shrubs and trees.

To the rear of the property you will find a privately enclosed garden, laid mostly to lawn with shingle and well established shrub borders and timber fencing to the boundaries. The rear garden additionally benefits from a timber decked seating area; perfect for outdoor dining or entertaining, as well and two useful timber sheds and a pedestrian door to the tandem garage.

Tenure
Freehold.

Viewing arrangements
Viewing strictly by appointment through Choice Properties on .

Opening hours
Monday - Friday: 9.00am - 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
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.



























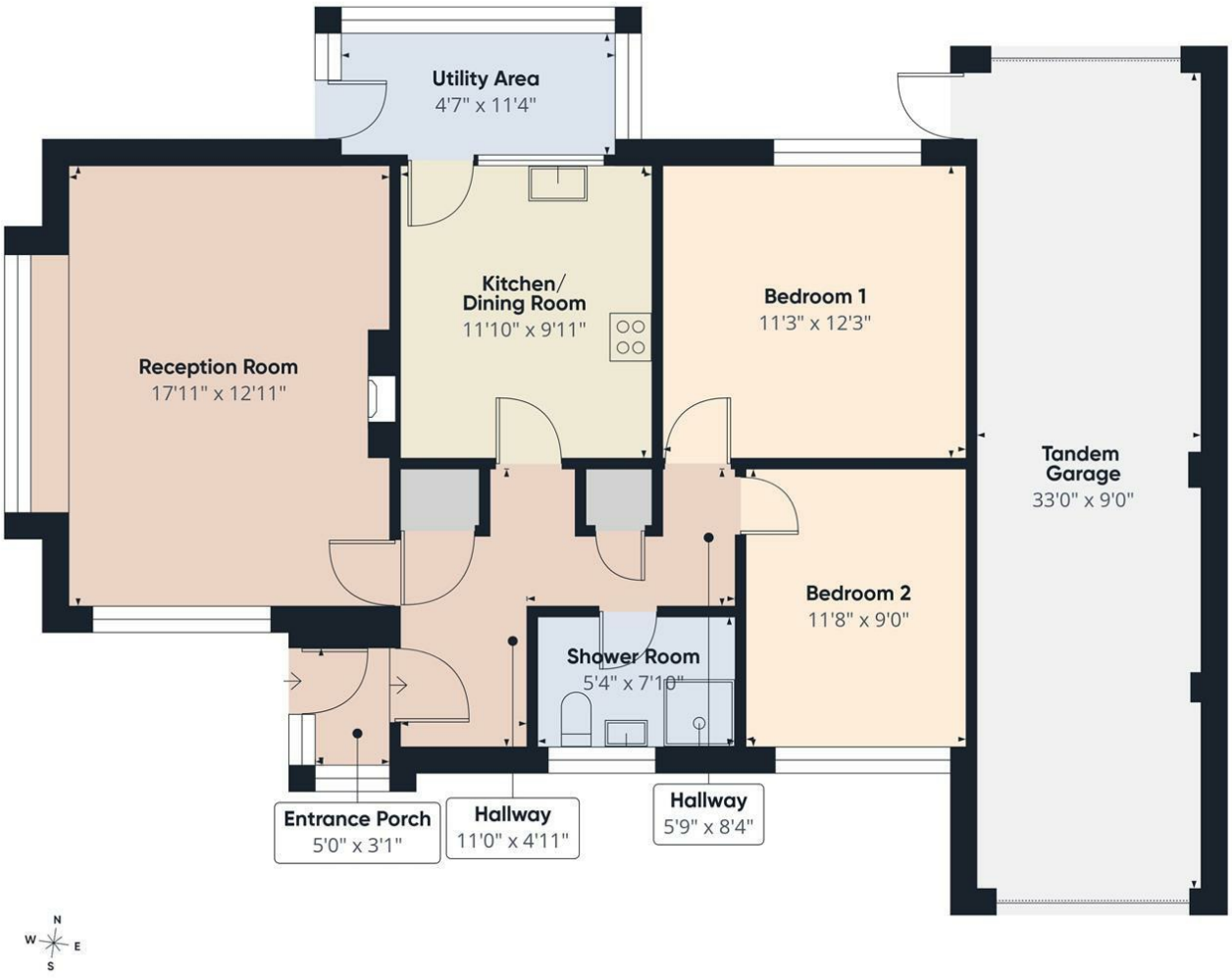












Approximate total area(1)

1126 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, take your first left onto Dymoke Road and number 27 can be found a short way along along on your left hand side, on the corner of Dymoke Road and Locksley Road.

