CHOICE PROPERTIES

Estate Agents

3 Dymoke Close, Mablethorpe, LN12 2BQ

Price £245,000



Choice Properties are delighted to offer for sale this spacious and well presented two bedroom detached bungalow, located ideally, close to the local amenities and the golden sandy Blue Flag beaches. Further benefitting from a newly fitted kitchen, enclosed garden to the rear and ample off road parking, early viewing is certainly advised!

The Property Ombudsman
naea | propertymark PROTECTED

Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

Entrance Hall
uPVC entrance door. Controls for the alarm system. Built in storage cupboard. Radiator. Doors to:

Reception Room
Light and airy reception room with gas fire set in feature surround with wooden mantle. TV aerial point. Dual aspect windows. Radiator.

Kitchen
Fitted with a range of modern wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, cooker point with extractor over, plumbing and space for a washing machine. Wall mounted 'Worcester' boiler. Radiator.

Bedroom 1
Remarkably spacious double bedroom with two windows to the rear. Two radiators.

Bedroom 2
Double bedroom with sliding doors leading to the garden. Radiator.

Bathroom
Fitted with a white three piece suite comprising a panelled bath tub with taps and shower over, pedestal hand wash basin and dual flush wc. Part tiled walls. Radiator.

Driveway
Providing ample off road parking.

Garage
With electric roller door to the front, pedestrian access door to the rear, power and lighting.

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
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.

Viewing Arrangements
By appointment through Choice Properties on .

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.



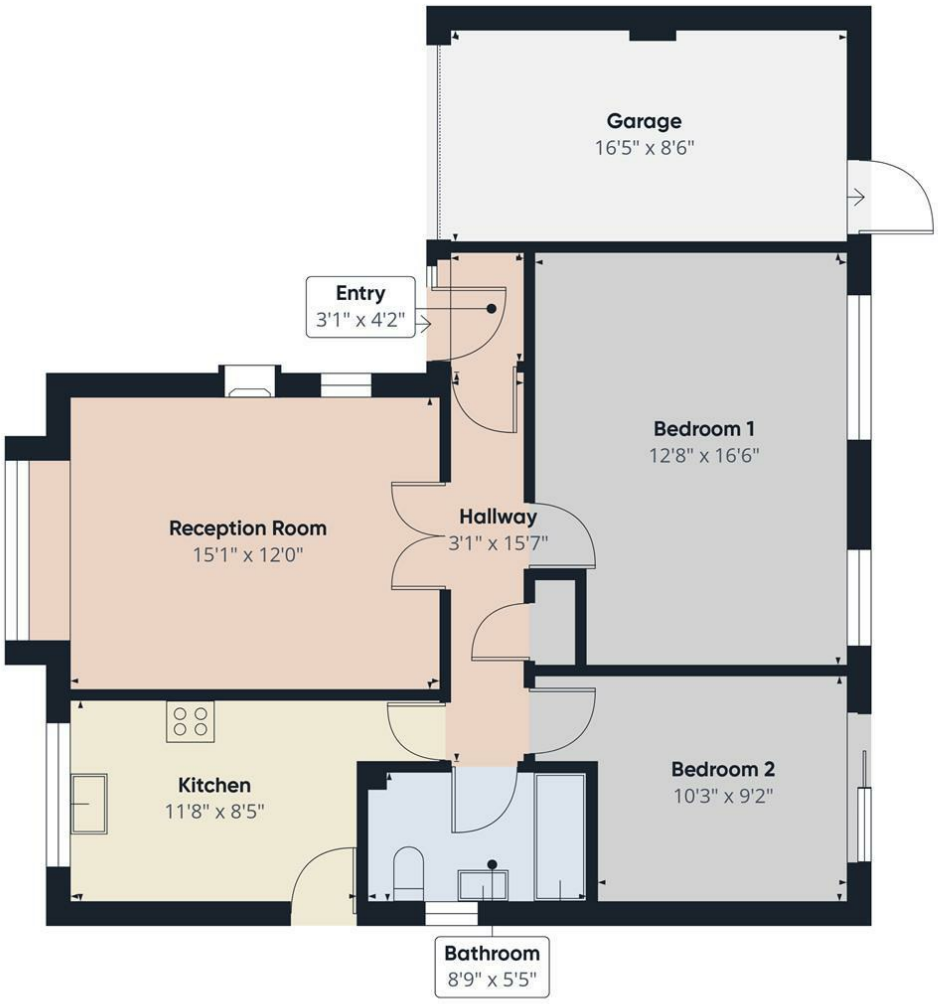












Approximate total area(1)

879 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.

GIRAFFE360

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.

