CHOICE PROPERTIES

Estate Agents

2 Dymoke Road, Mablethorpe, LN12 2BF

Reduced To £177,000



FANTASTIC PRICE- REDUCED BY MOTIVATED SELLER. Choice Properties are delighted to offer for sale this fantastic two bedroom detached bungalow, ideally positioned moments away from the local amenities and golden sandy beaches of Mablethorpe. The property further benefits from a privately enclosed garden to the rear and driveway providing off road parking. Early viewing is advised.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The well laid out accommodation offers potential for erection of a conservatory and garage, and comprises:-

Entrance Hall
4'7" x 5'7"
Side entrance door. Loft access. Cupboard housing the wall mounted 'Baxi' combination boiler.

Reception Room
14'1" x 11'3"
Light and airy reception room with bay window to the front aspect. TV aerial point.

Kitchen
7'4" x 7'8"
Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap, integral fridge/freezer, integral oven and integral four ring gas hob with extractor hood over. Part tiled walls. Spot lighting.

Bedroom 1
14'2" x 9'3"
Spacious double bedroom.

Bedroom 2
7'4" x 9'8"
Double opening 'French' style patio doors to the garden.

Bathroom
8'5" x 5'3"
Fitted with a three piece suite comprising panelled bath tub with taps and mains fed shower over, hand wash basin and dual flush wc. Part tiled walls. Spot lighting.

Driveway
Providing off road parking AND SPACE FOR A GARAGE TO BE BUILT IF REQUIRED.

Garden
To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn and further benefits from a paved patio area and useful timber shed.

Tenure
Freehold.

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 B.

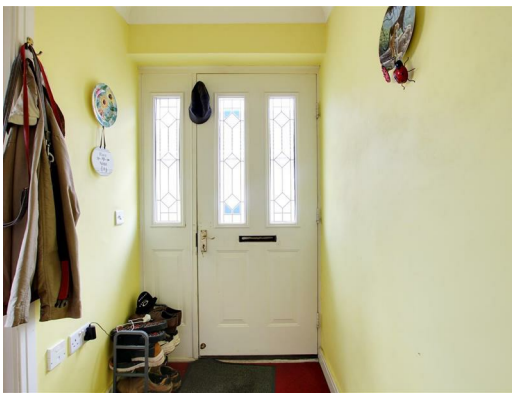
Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

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.










BEACH



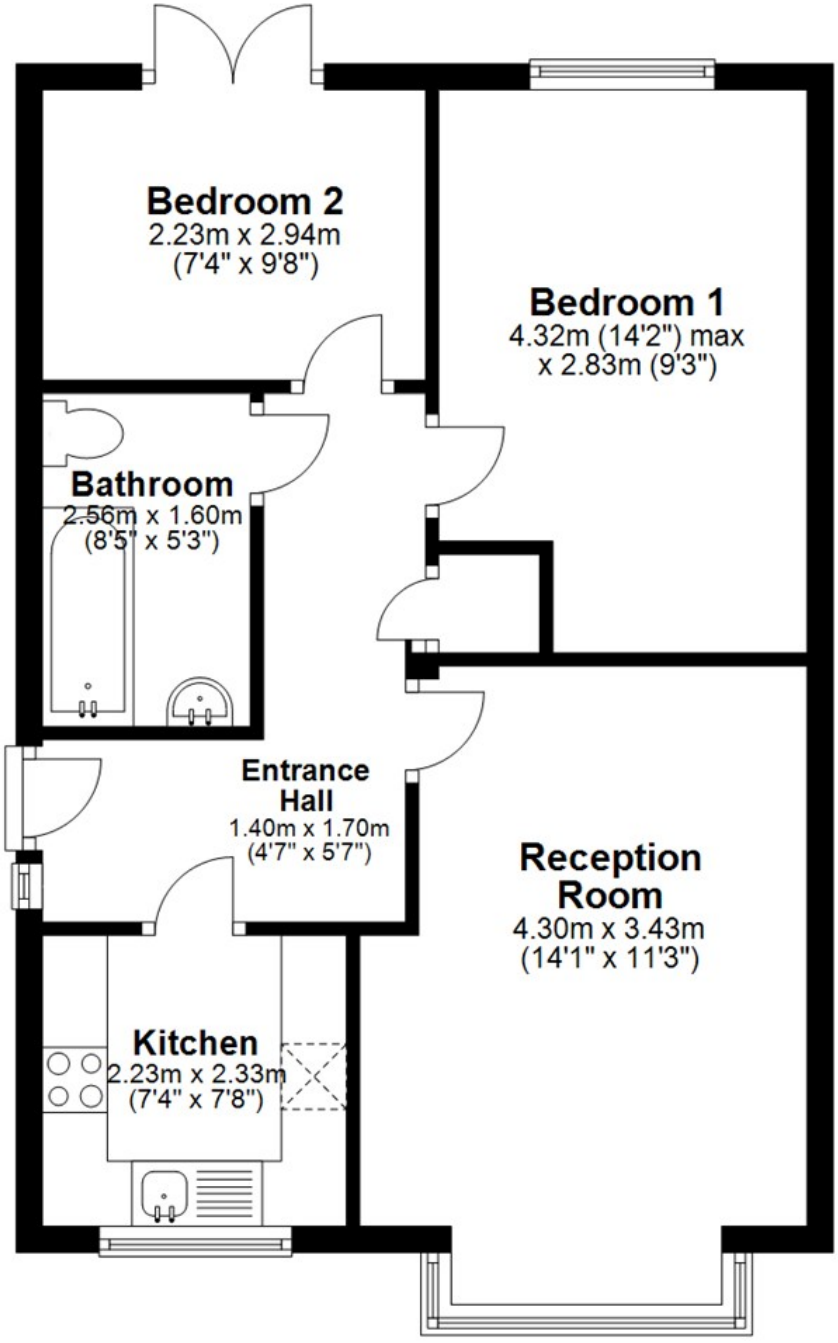








Ground Floor



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.

