



CHOICE PROPERTIES

Estate Agents

44 Dymoke Road,
Mablethorpe, LN12 2BF

Price £220,000



Choice Properties are delighted to bring to the market this spacious and well maintained two bedroom detached bungalow, situated on the highly desirable road of Dymoke Road, only a short walk to both the beaches and local amenities of Mablethorpe. Boasting a generously proportioned interior accommodation, well tended gardens to the rear and ample off road parking, early viewing is most certainly advised.

The well presented accommodation comprises:

Hallway

4'02" x 9'02"

Front uPVC door leading into the 'L' shaped hallway with a telephone point, loft access and built in storage cupboard. Doors to:

Kitchen

7'03" x 7'09"

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 extractor hood over, electric integrated oven, space for a freestanding fridge/freezer and partly tiled walls.

Living Room

16'05" x 11'08"

Light and airy reception room benefiting from a bay window to front aspect, a TV aerial and double opening 'French' doors to:

Sunroom

10'02" x 9'08"

Featuring triple aspect windows, a glass sloped roof, two uPVC doors into the rear garden and a radiator.

Bedroom 1

14'00" x 10'10"

Spacious double bedroom with a TV aerial.

Bedroom 2

7'03" x 9'08"

Double bedroom.

Shower Room

8'06" x 5'03"

Fitted with a three piece suite comprising a large shower enclosure with sliding door and mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, extractor fan, inset spot lighting and partly tiled walls.

Driveway

Providing ample off road parking.

Garden

To the rear of the property you will find a generously sized and privately enclosed garden, mainly laid to lawn with timber fencing to the boundaries. Along the borders of the garden, there are planter beds to display an array of plants and shrubs, and to the rear of the plot, you will find a decked veranda housing two useful timber outbuildings, which can be utilised as a summerhouse or simply handy storage.

Tenure

Freehold

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening times

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

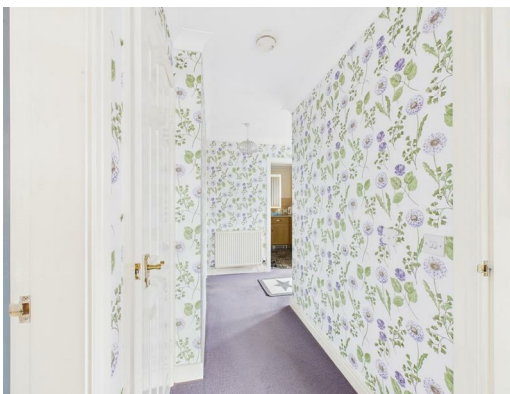
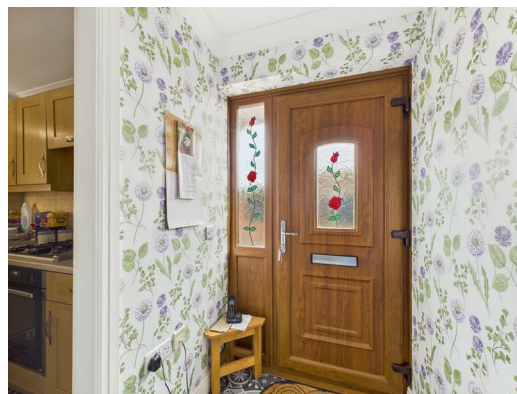
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

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 B.

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^m
690 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

