CHOICE PROPERTIES
Estate Agents

34 Dymoke Road, Mablethorpe, LN12 2BF

Price £249,950

Choice Properties are pleased to offer for sale this well presented detached three bedroom bungalow with a large Living Room and Sun Room. The property is situated in a pleasant residential position convenient for the beach, town centre and local amenities. 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 property has the benefit of Gas Central Heating, UPVC double glazed windows and UPVC. The well laid out internal accommodation consists of:-

Entrance Hall
11'11"x4'3"
Leading to;

Kitchen Diner
9'8"x20'11"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob, electric oven, space and plumbing for a washing machine, ample space for a dining table.

Living Room
11'10"x14'8"
Feature electric fire place. Lighting with dimmer switch. Power points. T.V. aerial point. Radiator. Double opening 'French' doors to:

Sun Room
11'1"x14'2"
Large Sun Room with tiled floor. 6 Double power points. Electric Radiators. Ceiling fan/light. Double opening 'French' doors leading on to the patio and rear garden.

Bedroom 1
9'8"x9'11"
Double bedroom Radiator. T.V. aerial point. Built in wardrobes.

Bedroom 2
9'8"x8'0"
Double bedroom Radiator. T.V. aerial point.

Bedroom 3
8'2"x8'11"
Double bedroom Radiator. T.V. aerial point.

Bathroom
5'9"x9'2"
With three piece white suite which consists of a large shower enclosure with mixer shower, hand basin and w.c. with push button flush & bath. Part tiled walls. Spot lighting. Radiator. Extractor fan.

Garden
To either side of the property is gated access to the good sized rear garden. This consists of a paved patio area that leads on to a well maintained and enclosed lawned garden. Cold water tap.

Driveway
Off Road parking for multiple vehicles

Tenure

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

Opening hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

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)

982 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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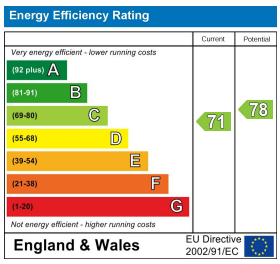
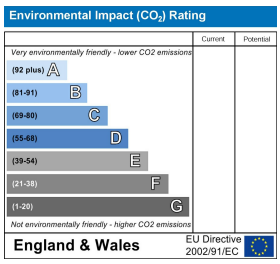
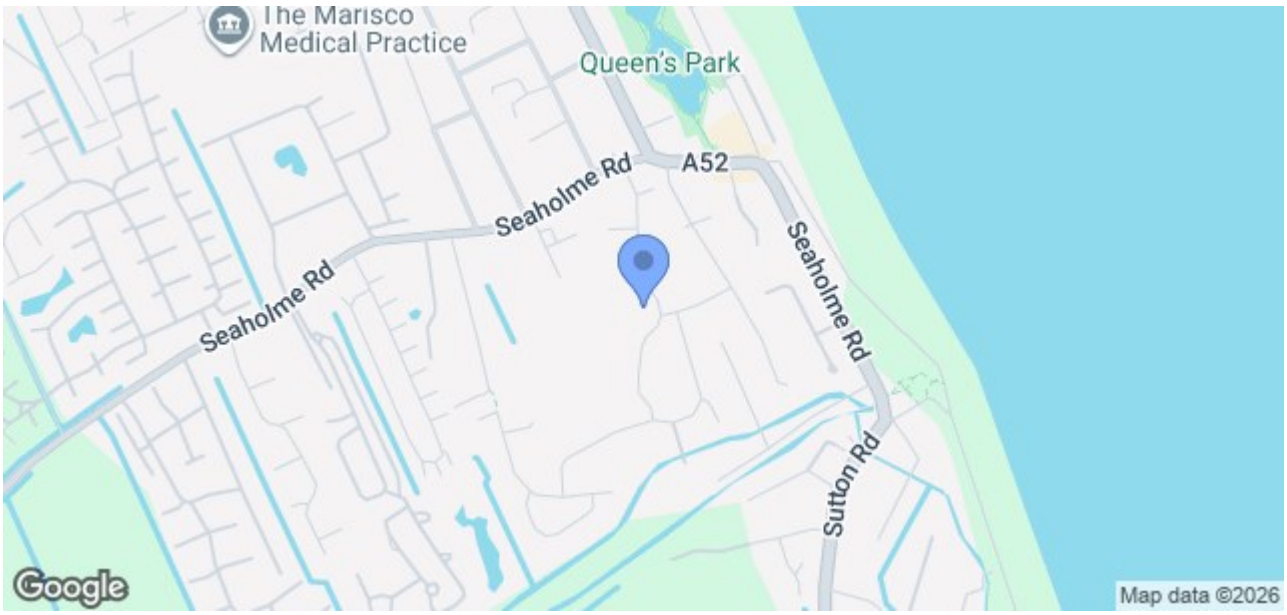
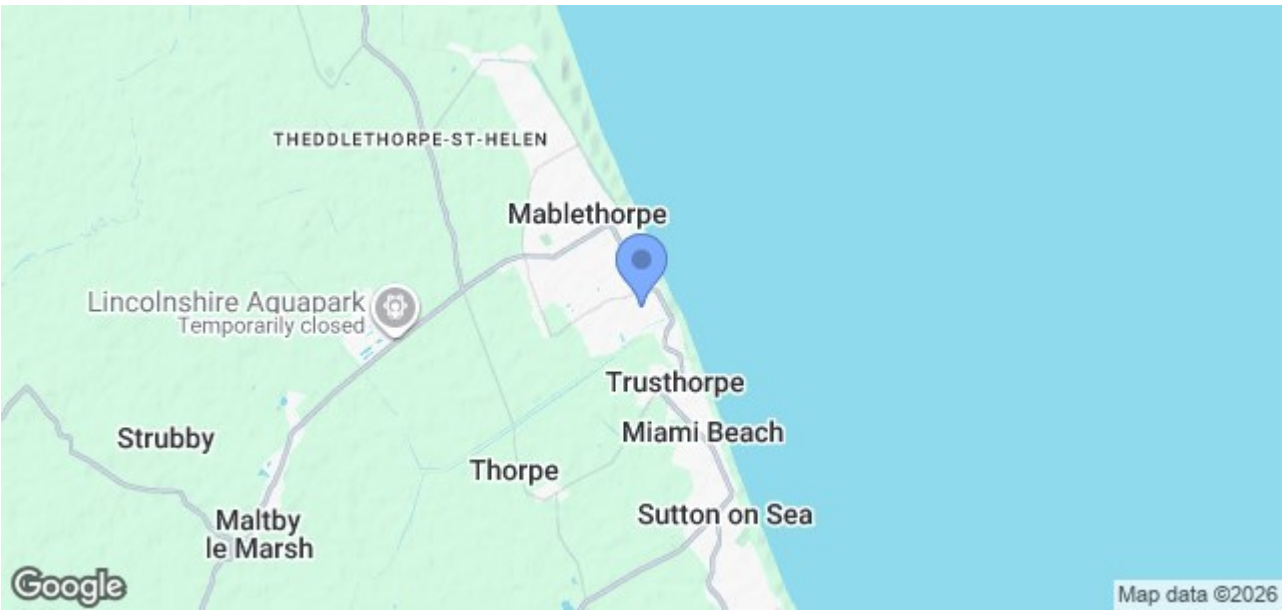
Directions

From our office head south along Victoria Road, at the Eagle Hotel turn right onto Seaholme Road, take your first left onto Dymoke Road and number 34 can be found about half way along on your right hand side.