

15 Dymoke Road,
Mablethorpe, LN12 2BY

Reduced To £195,000



****£199,950 REDUCED TO £195,000**** Located in a sought after residential position convenient for the beach, town centre and local amenities we are pleased to offer for sale this extremely well presented three bedroom detached bungalow which also benefits from having a spacious Lounge/Diner and modern Kitchen.

The property which is in excellent condition throughout has the benefit of Gas Central Heating, UPVC double glazed windows & doors plus UPVC soffits & fascias. The spacious and well laid out internal accommodation consists of:-

UPVC double opening front entrance doors to:

Porch

Door to:

Hallway

L' Shaped. 2 Radiators. Telephone point. 'Hive' thermostat control for the central heating system. Built in storage cupboard. Further cupboard housing gas combination boiler which supplies the central heating and hot water. Loft access to partly boarded loft space with lighting.

Lounge/Diner

22'1" x 12'5"

Wall mounted electric fire. Wall and centre lighting. 2 Radiators. Large picture window to front elevation. T.V. aerial point.

Kitchen

12'3" x 10'

Modern fitted wall and base units with work surfaces over. 1.5 bowl sink unit and drainer with mixer tap. Electric oven and gas hob with filter hood over. Part tiled walls. Plumbing for the washing machine and dishwasher. Breakfast bar. Door leading out to the rear garden.

Bedroom 1

12'2" x 12'

Radiator. T.V. aerial point.

Bedroom 2

12'1" x 9'7"

Radiator. T.V. aerial point.

Bedroom 3

8'7" x 8'6"

Radiator. Telephone point.

Bathroom

8'1" x 5'9"

Modern fitted bathroom suite comprising of 'P' shaped bath mixer shower over plus shower screen, pedestal wash hand basin and w.c. Chrome heated towel rail. Electric shaver point. Part tiled walls. Extractor fan with integral spotlight.

Driveway

Providing ample parking space and giving access to the Garage.

Garage

17' x 9'

UPVC window to side. Up and over door. Rear access door. Power and lighting. Gas and electricity meters. Electric consumer unit.

Gardens

To the front of the property is a well tended lawned garden edged by a low level wall along with a single pedestrian gate leading to the front door. To the side of the property is gated access leading to the enclosed rear garden that is mostly laid to lawn with a block paved patio area and path. Timber decked area with pergola. Outside lighting. Outside water tap.

Tenure

Freehold

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - C

Viewing Arrangements

By appointment through Choice Properties on (01507) 472016.

Opening Hours

Monday to Friday 9.00 a.m to 5.30 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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.

Website

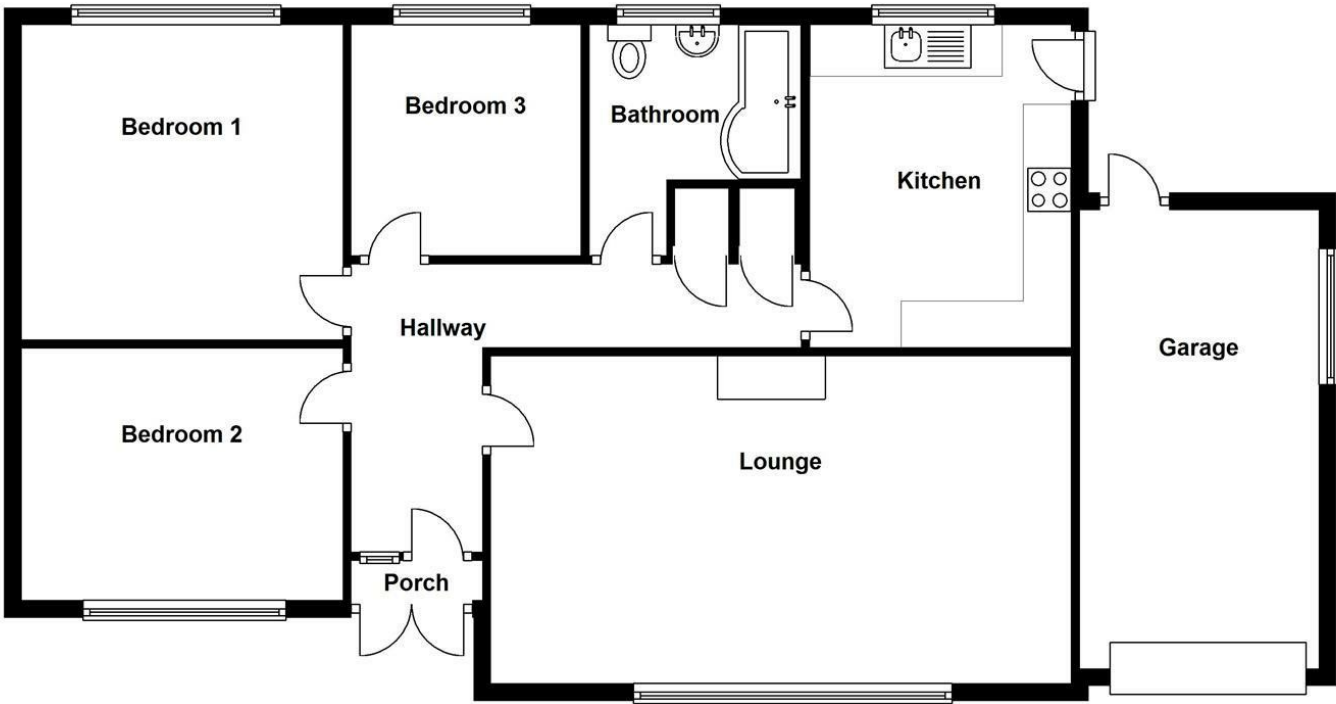
All details also available on our website www.choiceproperties.co.uk

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Rear Garden



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 15 can be found a short way along on your left hand side.

