

11 Dymoke Road,
Mablethorpe, LN12 2BX

Reduced To £289,950



**** ANOTHER SUCCESSFUL SALE BY CHOICE PROPERTIES...
WHY NOT MAKE US "YOUR" CHOICE ****

Both the main property and the separate self contained accommodation benefit from independent gas fired central heating systems and both have UPVC double glazed windows and doors. The separate self contained accommodation has its own independent access and disability ramp leading via a separate, gated side entrance to the Sun Room. An extra width door to the lounge leads via a level access threshold to the decking/garden areas. The immaculate and fully modernised internal accommodation of both properties consists of:-

Front Entrance Door to:

Hallway

12'1" x 8'10"

Measurements to widest points. Light oak flooring. 2 Radiators. Single power point. Room thermostat control for the central heating system. Understairs storage cupboard. Staircase with timber and stainless steel spindles leading to first floor landing. Doors to:

Lounge

23'2" x 12'5"

Widening to 13'7". Dual fuel stove. 2 Radiators. 3 Double power points. Recessed spot lighting. Large picture windows to 2 elevations.

Bedroom 3/ Sitting Room

10'6" x 9'10"

Radiator. Double power point.

Arranged from the entrance hall is the opening to:

Dining Area

9'11" x 9'9"

Fitted base units with work surfaces over. Light oak flooring. Radiator. 2 Single power points. T.V. aerial point. Double opening 'French' doors leading on to the decking area and rear garden. Opening to:

Kitchen

13'0" x 10'5"

Modern fitted kitchen with wall and base units with work surfaces over. Space for 'American Style' fridge freezer or other appliances. Electric oven and hob with filter hood over. One and half bowl sink unit and drainer with mixer tap. Plumbing for automatic washing machine. 2 Single & 3 double power points. Part tiled walls. Tiled floor. 'Worcester' gas fired boiler which supplies the central heating and domestic hot water. Door to:

Sitting Room

12'1" x 10'5"

Radiator. Double power point. Laminate flooring. Double opening 'French' doors leading on to the decking area and rear garden. Doors to utility room and external side access. Door to self contained Annexe Accommodation. Door to inner lobby

Inner Lobby

6' x 3'1"

Radiator. Door to Garage and door to:

Utility Room

6' x 5'

With low level flush w.c. Plumbing for automatic washing machine. Single & double power points.

Arranged from the main entrance hallway is the staircase to the first floor landing.

Landing

Built in storage cupboard with lagged hot water cylinder. Loft access. Radiator. Doors to:

Bedroom 1

13'7" x 13'

Radiator. 3 Double power points. Telephone point. 2 access points in to the eaves.

Bedroom 2

13' x 11'1"

Measurement to built in wardrobes. Radiator. 3 Single power points. Built in wardrobes. Access point in to the eaves.

Bathroom

8'10" x 5'3"

Consisting of panelled bath with mixer taps and mains mixer shower over with glass shower screen. Pedestal wash hand basin. Push button flush w.c. Fully tiled walls. Radiator. 'Venta Axia' extractor fan.

11 Dymoke Road (Separate Self Contained Accommodation)

Kitchen

11'10" x 6'9"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Integral fridge. Part tiled walls. 2 Double & 2 single power points. Electric oven and hob with filter hood over. Laminate flooring. Radiator. Cupboard housing gas fired combination boiler which supplies the central heating and domestic hot water. The Kitchen is open plan to:

Lounge

13'0" x 11'10"

Wall mounted electric fire. Radiator. 2 Single & 2 double power points. T.V. aerial point. programmer and room thermostat control for the central heating system. UPVC door to the rear garden.

Inner Lobby

6'9" x 3'4"

Radiator. Doors to:

Bedroom

12'9" x 11'10"

Radiator. 4 Single power points. Loft access.

Wet Room

8' x 6'9"

Measurements to widest points. Consisting of w.c., pedestal wash hand basin and shower area with mains mixer shower. Part tiled walls. 'Dimplex' electric wall heater. Radiator. 'Xpelair' extractor fan. Built in storage cupboard.

Driveway

Granite chipping driveway providing ample parking space.

Garage

12'7" x 9'

With up and over door. Power and lighting. Electric & gas meters. Please note that the garage has been shortened and may not be suitable for all cars. This has been done to create the utility room which is constructed from timber stud. Should any prospective purchaser wish to increase the length of the garage area by removing this, it could be achieved easily at a minimal cost.

Outside

The property is fronted by a low level brick wall with access to the driveway and pedestrian gate leading to a central footpath that leads to the front entrance door. The front garden is mostly covered with granite creating the driveway and extra car standing space that is ideal for a touring caravan, motor home etc. The driveway is edged to one side with laurel hedging, the entrance to the property is set with a variety of plants and shrubs. To the right of the property is a lawned garden that leads around to the rear of the property. The large rear garden is mostly laid to lawn and set with a variety of plants, trees and shrubs. Directly to the rear of the main property and annexe is a good sized timber decking area and the ramp leading on to the rear garden. At the rear of the annexe are two brick built timber stores and a concrete hard standing area. At the bottom of the garden is a timber summerhouse. External cold water tap.

Tenure

Freehold

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

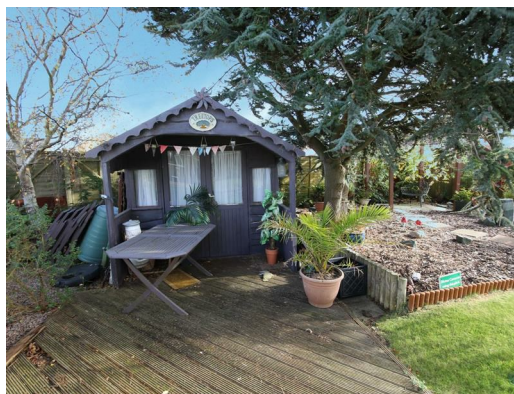
Monday to Friday 9.00 a.m to 5.30 p.m.

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

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.



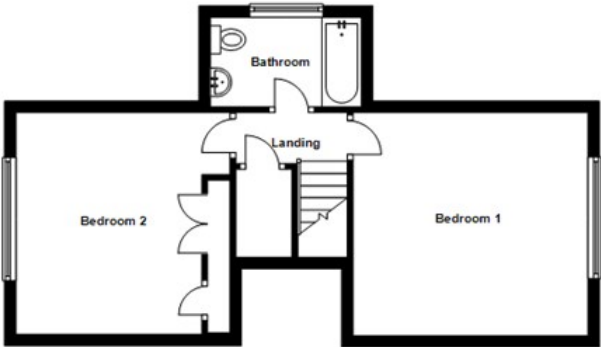




Ground Floor



First Floor



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

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

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

