



CHOICE PROPERTIES

Estate Agents

Grassmere Sutton Road,
Trusthorpe, LN12 2PL

Reduced To £220,000



It is a pleasure for Choice Properties to bring to the market this spacious two bedroom detached bungalow which offers a new owner exciting potential to modernise. The well laid out property offers a privately enclosed garden, sizeable driveway and is located only a short distance from the beach as well as the neighbouring towns of Mablethorpe and Sutton on Sea. Early viewing of this property which is offered with no upper chain is advised.

Offering generously proportioned rooms throughout and a flexible layout, the accommodation comprises:-

Hallway

20'8" x 6'7"

Laminate flooring, wall mounted thermostat controls, loft access, door to:-

Reception Room

16'2" x 11'11"

Light and airy reception room, dual aspect windows, feature fireplace set into featured surround, TV Aerial point.

Kitchen

9'4" x 13'6"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, four ring induction hob with featured extractor over, integral 'Whirlpool' electric oven, space for slimline dishwasher, plumbing for a washing machine, space for fridge/freezer, space for dining table.

Sun Room

5'9" x 13'6"

Polycarbonate roof, triple aspect windows, pedestrian door to side aspect leading into the garden.

Store

Wall mounted 'Ideal' combination boiler.

Bedroom 1

11'10" x 11'11"

Spacious double bedroom, wooden flooring, picture window to the side aspect, opening into:-

Dressing Area

5'9" x 9'11"

Built in shelving and railing, space for a dressing table.

Bedroom 2

11'5" x 9'7"

Double bedroom, TV Aerial point, wooden flooring, picture window to the front aspect.

Bathroom

6'11" x 8'8"

Fitted with a three piece suite comprising panelled bath with mixer taps and mains shower over, pedestal wash hand basin with single taps, dual flush w.c., partly tiled walls, built in airing cupboard with shelving.

Driveway

Sizeable driveway providing parking for several vehicles.

Garden

The property is fronted by timber gates with a paved footpath leading down towards the front entrance door. The front garden is mostly laid to lawn with plants and hedging to the borders. To the rear of the property you will find a privately enclosed lawned garden, with timber fencing to the boundaries. There is also a spacious shed/workshop and greenhouse included in the sale.

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

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.

Viewing arrangements

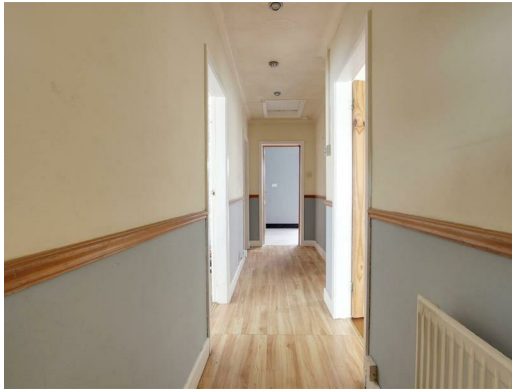
By appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

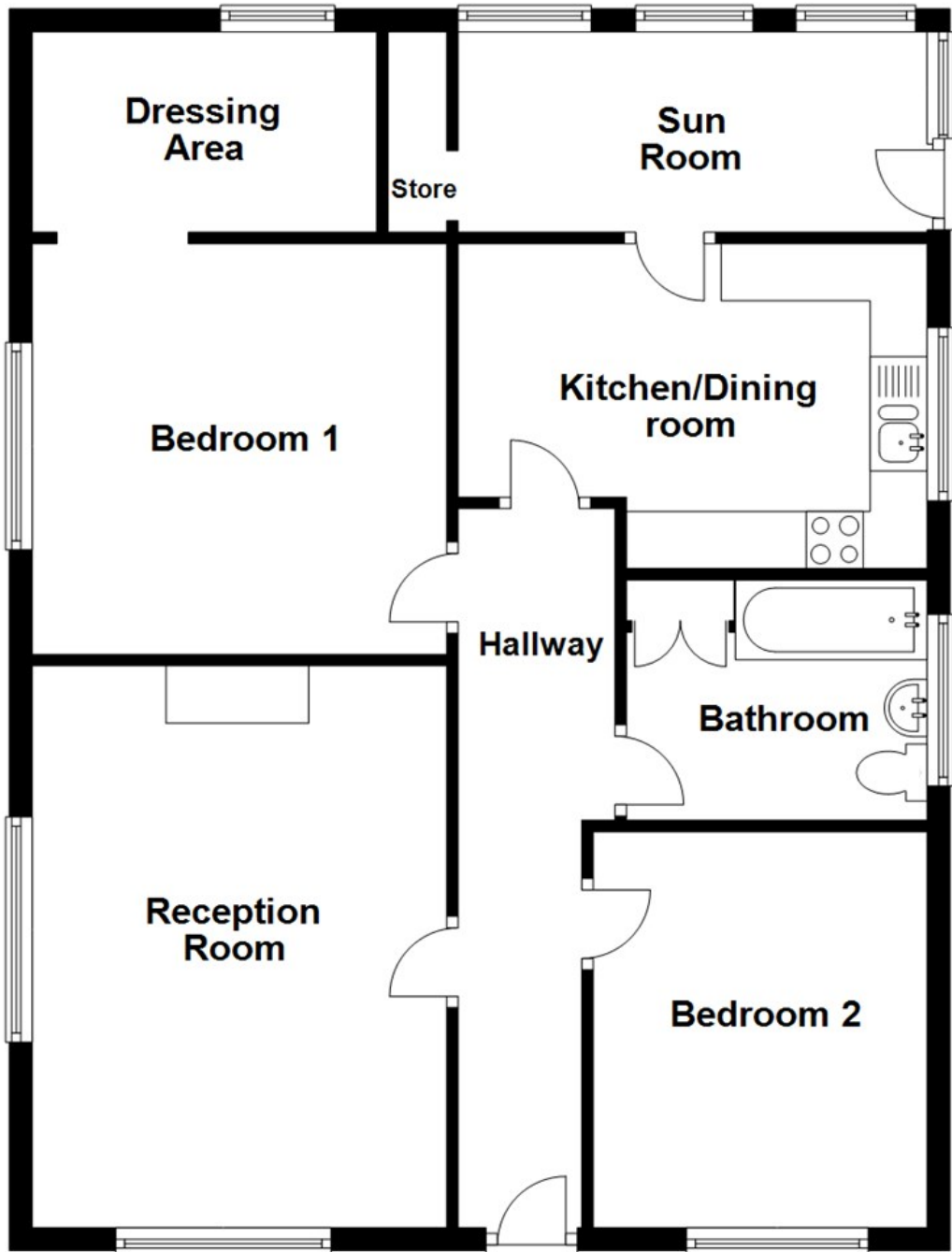
Saturday 9.00 a.m. to 3.00 p.m.

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



Directions

From our Mablethorpe office head South along the A52 towards Sutton on Sea. When you reach Trusthorpe after the bend where "Trusville" is located, Linwood will be located on your right hand side after the first turning for Millfield.

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			
		56	77
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	

