



# CHOICE PROPERTIES

*Estate Agents*

Regraccoo 5 Main Street,  
Trusthorpe, LN12 2QE

Price £299,950



Choice Properties are delighted to present this remarkably spacious three/four bedroom detached dormer bungalow, occupying a pleasant position in the sought after village of Trusthorpe, within easy reach of Mablethorpe and Sutton-On-Sea. Offering generously proportioned rooms throughout as well as off road parking and enclosed gardens, this is not one to be missed! No onward chain.

With the added benefit of gas central heating and UVPC double glazing throughout, this well appointed and bright internal living accommodation comprises:-

### **Entrance**

5'6 x 4'6

uPVC front entrance door.

### **Hallway**

Thermostat controls. Doors to:

### **Living Room**

16'0 x 11'11

Light and airy living room benefitting from dual aspect windows including a large bay window to the front. Gas fireplace set in feature surround with tiled hearth. TV aerial point.

### **Kitchen**

11'11 x 9'3

Fitted with wall and base units with work surfaces over, one and a half bowl ceramic sink unit and drainer with mixer tap, space for a cooker, space and plumbing for a washing machine, tiled walls and flooring.

### **Dining Room**

12'1 x 9'2

Ample space for dining table and chairs, space for freestanding fridge/freezer, TV aerial point. uPVC door to the garden.

### **Bathroom**

7'9 x 6'11

Fitted with three piece suite comprising dual flush wc, hand wash basin with mixer tap, bath with shower over. Tiled walls and flooring. Spot lighting. Wall mounted heated towel rail.

### **Bedroom 3**

10'8 x 10'8

Under stairs storage cupboard.

### **Bedroom 4/Sitting Room**

14'0 x 11'2

Bay window to the front. Potential to be used as a second sitting room or a spacious downstairs double bedroom.

### **Staircase to first floor landing**

### **Landing**

Access to loft and eave storage.

### **Bedroom 1**

12'11 x 11'9

Spacious double bedroom. TV point.

### **Bedroom 2**

9'0 x 15'6

Double bedroom.

### **Shower Room**

6'9 x 6'6

Fitted with three piece suite comprising shower enclosure with electric shower over, hand wash basin and wc. Tiled flooring.

### **Driveway**

Providing off road parking.

### **Garage**

With up and over door.

### **Garden**

To the rear of the property is a privately enclosed rear garden with timber fencing to the boundaries. The garden features a paved patio area and an area laid to lawn for ease of maintenance.

### **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band

### **Viewing Arrangements**

Viewing 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.

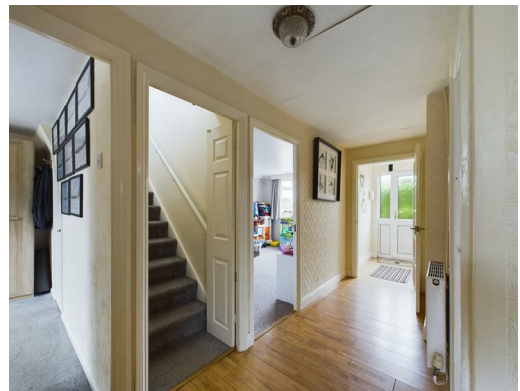
### **Making an Offer**

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.







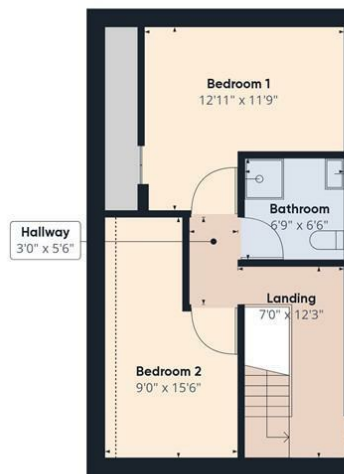








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1176.6 ft<sup>2</sup>  
Reduced headroom  
10.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From our Sutton on Sea Office head towards Mablethorpe along Trusthorpe Road. Continue for 1 mile then turn left onto Main Street. Regracoo can be found 100m along on your right hand side.

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

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

