



CHOICE PROPERTIES

Estate Agents

Vanada, 1 St. Peters Lane,
Trusthorpe, LN12 2PJ

Reduced To £160,000



****CHAIN FREE - REDUCED BY MOTIVATED SELLERS**** It is a pleasure for Choice Properties to bring to the market this two bedroom detached cottage, having recently undergone a thorough renovation throughout. Located a stone's throw away from the beach and conveniently placed; an equal distance from the local amenities in Mablethorpe and Sutton on Sea, this charming cottage boasts a number of original characteristics with a modern twist. Early viewing is most certainly advised.

The abundantly light and bright accommodation benefits from a gas mains central heating systems and comprises:-

Entrance Porch

8'05" x 6'06"

uPVC front door leading into the entrance porch with loft access and a door to:

Reception Room

10'10" x 12'00"

Light and airy reception room with a bay window to front aspect and fitted with a multi-fuel stove set in a bricked surround with a wooden mantle and a TV aerial. Open plan design with the:

Dining Room

9'10" x 12'00"

Providing ample space for a dining table, under-stair storage and stairs to the first floor.

Kitchen

9'10" x 5'09"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding under-counter fridge/freezer, space and plumbing for a washing machine, partly tiled walls and the kitchen also houses the wall mounted consumer unit (fitted Feb 2025) and the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems. Door to:

Sun Room

11'01" x 6'06"

With ample space for a dining table, space for a tumble dryer and side door to the garden.

WC

4'00" x 6'07"

Fitted with a WC with dual flush button and pedestal hand wash basin with single hot and cold taps.

Landing

2'02" x 2'07"

Doors to:

Bedroom 1

10'11" x 12'02"

Spacious double bedroom fitted with an original feature fireplace.

Bedroom 2

9'11" x 9'01"

Double bedroom with a TV aerial and loft access.

Bathroom

9'10" x 5'08"

Fitted with a three piece suite comprising a cladded bath tub with mixer tap and shower attachment, hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls.

Garden

The property is fronted by an easy to maintain garden laid with shingle, doubling up as off road parking for numerous vehicles.

To the rear of the property you will find a privately enclosed garden, again laid with shingle for ease of maintenance with timber fencing to the boundaries. The rear garden additionally benefits from a useful timber shed as well as an array of plants, trees and shrubs to the borders.

Outside WC

3'04" x 5'03"

Fitted with a WC with cistern lever.

Tenure

Freehold.

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.

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.

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 A.

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⁽¹⁾

782.44 ft²

Reduced headroom

13.12 ft²

(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.

GIRAFFE360

Directions

From our Mablethorpe office head towards Sutton on Sea along the A52 then turn onto St Peters Lane before you reach Seacroft Holiday Estate.

