



# CHOICE PROPERTIES

## *Estate Agents*

13 Millfield,  
Trusthorpe, LN12 2PG

Reduced To £164,950



Choice Properties are delighted to offer for sale this most spacious two bedroom semi-detached bungalow, occupying an ideal position just moments away from the golden sandy beaches. Offering generously proportioned rooms throughout and further benefitting from enclosed garden and driveway, early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing, the spacious accommodation comprises:

### **Hallway**

4'1" x 12'4"

uPVC entrance door. Loft access. Telephone point. Doors to:

### **Kitchen**

10'7" x 9'5"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, cooker point with extractor hood over, plumbing and space for washing machine, space for freestanding fridge/freezer. Part tiled walls. Wall mounted 'Ideal' combination boiler. Wall mounted consumer unit.

### **Reception Room**

11'0" x 15'10"

Light and airy reception room. TV aerial point.

### **Bedroom 1**

11'0" x 16'4"

Spacious double bedroom with ample space for freestanding wardrobes.

### **Bedroom 2**

10'8" x 11'7"

Spacious double bedroom with ample space for freestanding wardrobes.

### **Bathroom**

6'1" x 7'3"

Fitted with three piece suite comprising panelled bath tub with taps and electric shower over, hand wash basin and wc. Part tiled walls.

### **Driveway**

Gravelled driveway to the front of the property providing off road parking.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn and benefits from a useful timber shed.

### **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 A.

### **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.

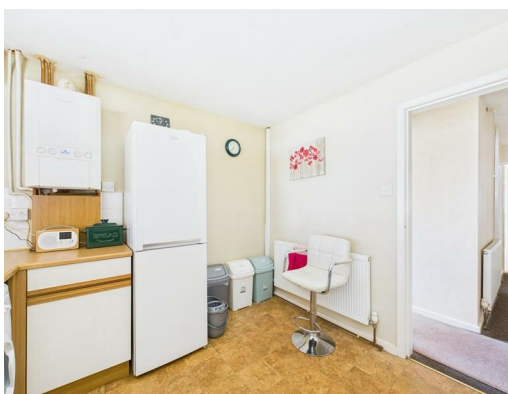
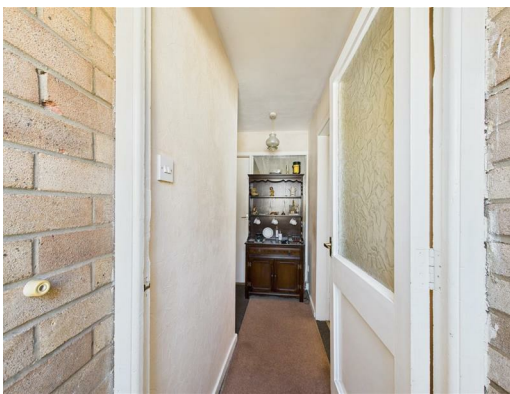
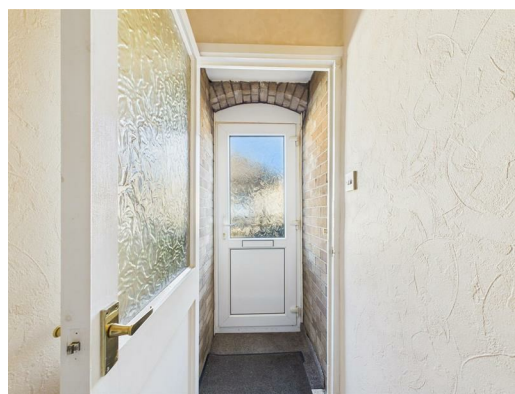
## **Making an Offer**

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.

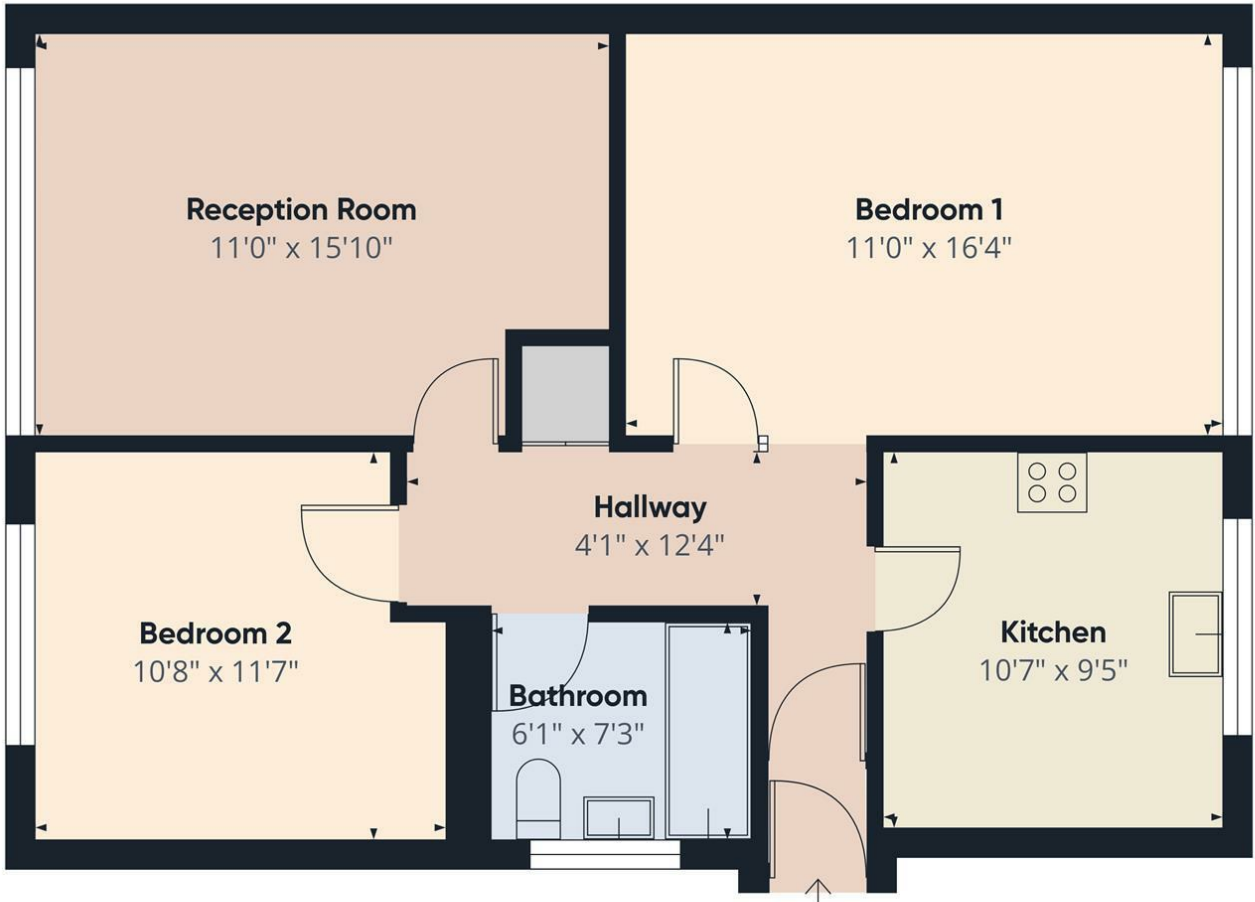
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.











Approximate total area<sup>(1)</sup>  
693.62 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 Mablethorpe office head South along the A52 towards Sutton on Sea. When you reach Trusthorpe turn right into Millfield.

