



CHOICE PROPERTIES

Estate Agents

18 The Meadows,
Trusthorpe, LN12 2QP

Price £315,000



Choice Properties are delighted to offer for sale this most spacious and well presented three bedroom (one en-suite) detached dormer bungalow, occupying an ideal position in a quiet residential location just moments from the golden sandy beaches. Offering generously proportioned rooms throughout and private gardens, early viewing is certainly advised!

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

Entrance Hall

4'7" x 16'10"

uPVC entrance door. Stair case to the first floor landing. Radiator.

Reception Room

16'0" x 17'11"

Spacious, light and airy reception room with dual aspect windows. TV aerial point. 2 radiators. Gas fire set in feature surround.

Kitchen

17'5" x 10'0"

Fitted with a range of wall and base units with work surfaces over, sink unit and drainer with mixer tap over, plumbing for a washing machine, integral oven, integral four ring gas hob with extractor over. Wall mounted gas combination boiler.

Porch

18'2" x 5'2"

Door to the driveway.

Bedroom 3/Study

10'8" x 8'10"

Radiator.

Bathroom

7'6" x 5'5"

Fitted with panelled bath tub with taps and shower over and hand wash basin. Tiled walls. Radiator.

WC

7'5" x 2'8"

WC.

Landing

4'6" x 11'10"

Doors to:

Bedroom 1

10'2" x 12'0"

Spacious double bedroom with built in wardrobes.

En-Suite

5'3" x 6'1"

Fitted with three piece suite comprising shower enclosure with electric shower over, dual flush wc and hand wash basin set in vanity unit.

Bedroom 2

10'9" x 13'7"

Spacious double bedroom with built in wardrobes.

Driveway

Providing ample off road parking.

Garage

14'1" x 10'1"

With up and over door, power and lighting.

Garden

The property benefits from an enclosed, private garden with large hedges to the boundaries.

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 C.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening Hours

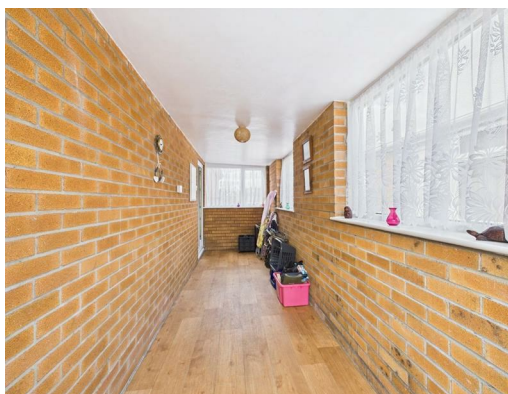
Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

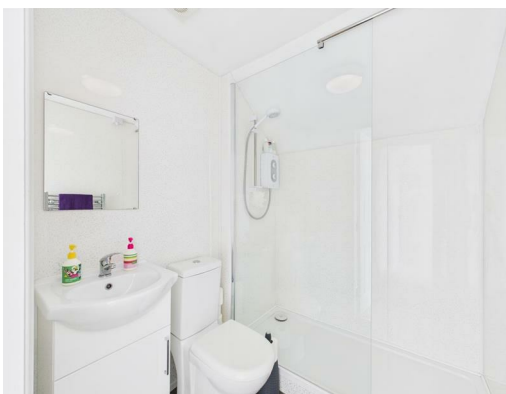
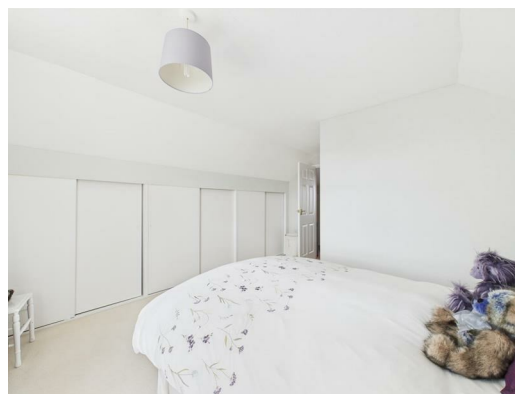
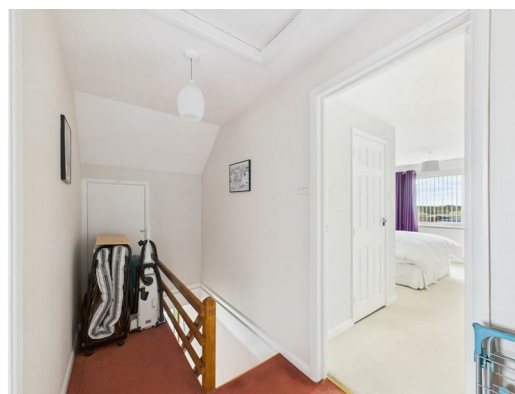
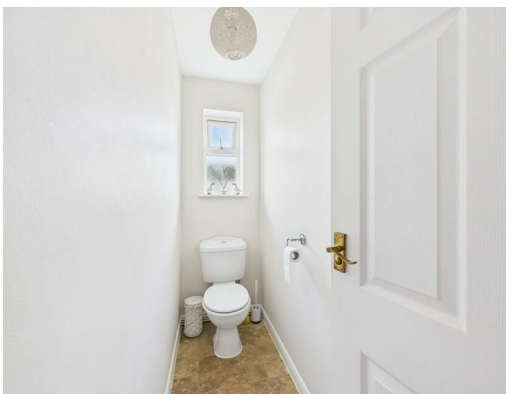
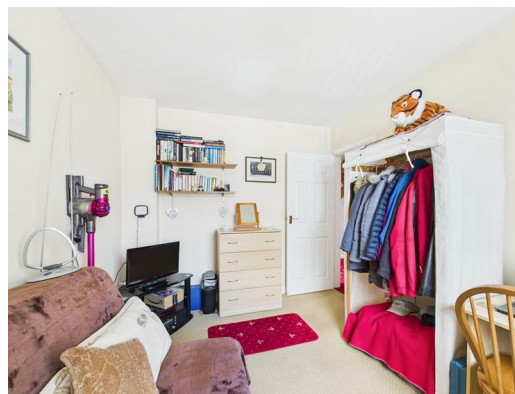
Makinig an Offer

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⁽¹⁾
1354.01 ft²
Reduced headroom
18.56 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.

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Directions

From our Sutton-on-Sea office head North along the A52 towards Trusthorpe. As you enter Trusthorpe take the next left onto Main Street, then right into North Road. Take your first right into The Meadows then take your next left and then immediate right onto the next part of The Meadows.

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	

