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Parkinson Way, Trusthorpe



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property it must be

  
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Offers over £275,000



Lovelles are pleased to offer for sale a spacious TWO/THREE DETACHED corner plot bungalow with ample car parking space behind the gated driveway. This PROPERTY MUST BE VIEWED TO APPRECIATE THE SIZE ON OFFER! With NO UPWARD CHAIN!

### Key Features

- Detached Bungalow
- Situated on a Corner Plot Position
- Two/Three Bedrooms
- Shower Room
- Fitted Kitchen
- New Gas Central Heating Boiler Fitted 2022
- EPC rating D
- Tenure: Freehold







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The property briefly comprises of extended entrance porch, breakfast kitchen, lounge, shower room, Two/Three bedrooms, dining room with hidden office space and conservatory.

### Entrance Porch

Having a Upvc door to the front elevation, Upvc windows to the side elevation, further Upvc door to the rear elevation leading into the extended porch area, this also gives further access to the rear garden with Upvc "French" doors and window.

### Breakfast Kitchen

4.17m x 2.84m (13'8" x 9'4")

Entering via a side door from the entrance porch, the kitchen has a good range of base and wall mounted units with complimentary work surface over, fitted draws and upright larder unit, single drainer sink with Upvc window to the front elevation, space for a small table and chairs, Wall mounted Gas central heating boiler, door leading into the lounge.

### Lounge

5.66m x 4.01m (18'7" x 13'2")

Having a bow window to the front elevation, space for table and chairs if you wanted a lounge diner, electric sockets, TV point, telephone point, electric fire with surround and ceiling light, door leading into the inner hall.

### Inner Hall

0.00m x 0.00m (0'0" x 0'0")

Having loft hatch access, central heating radiator, sliding mirror door storage cupboards with good depth inside, Telephone Point, giving access to all rooms.

### Family Shower Room

2.84m x 2.57m (9'4" x 8'5")

Having a Upvc window to the side elevation, fitted full wall white vanity unit which incorporates the WC and wash hand basin with storage cupboards and draws under, also having matching draws and tall storage cupboard, corner shower cubical with sliding doors and electric shower, full tiled walls ceiling light and radiator.

### Bedroom One

3.89m x 3.86m (12'10" x 12'8")

Having a Upvc window to the rear elevation with Upvc door, fitted wardrobes with mirrored sliding doors, central heating radiator, ceiling light and electric sockets.

### Bedroom Two

3.86m x 2.97m (12'8" x 9'8")

Having a Upvc window to the rear elevation, central heating radiator, ceiling light, fitted wardrobe.

### Dining Room/ Bed Three



5.11m x 2.95m (16'10" x 9'8")

Having "French" doors opening into the conservatory, mirrored sliding doors to the rear elevation, opening up into a further hidden room with Upvc window to the rear elevation, this would make an ideal dressing room or En-suite for this room.

### Conservatory

Being full Upvc with full glazed windows to the front and side elevations, double opening "French" Upvc doors to the side elevation into the side garden area, further "French" doors into the dining room/bed three.

### Rear and Side Gardens

Having wooden fence to all perimeters, mainly laid to lawn, with gated patio areas the garden wraps around from the driveway to the front of the property, having mature planted shrubs, "rubberised" pathways leading all around the garden walk ways, there are 3 large timber shed's providing ample storage, that will be included with the sale, also benefitting from open field views to the rear.

### Driveway

The driveway has rubber tarmac finish with wrought iron gates to the front elevation giving extra security to the property there is more than enough room for several vehicles, motor home or touring caravan, wooden and gated fencing to the rear elevation leading in to the side garden area.

### Agents Notes

This property is strictly viewing by appointment only.

### Location

Trusthorpe is a popular coastal resort located a short distance from the seaside resorts of Mablethorpe and Sutton on Sea, boasting 4 miles of unbroken sandy blue flag beaches. The towns have a variety of shops to include Greggs and Boots the majority, however being independent. Supermarkets in Mablethorpe include the Co-op, Lidl, Lord Bros and market takes place every Thursday in Mablethorpe. There is a primary schools and buses that run to Skegness and the market towns of Alford and Louth

### Directions

From our office on Victoria Road travel south continuing along the A52 towards Sutton on Sea. Follow the road through the 's' bends and along Seaholme Road, this road leads into Trusthorpe and becomes Sutton Road. Continue on the road turning Left onto Main Road, Left again on to North Road, and Right onto the Meadows, at the junction turn Right and then first Left on to Parkinson way and the property is located on the Left Hand Side.

### Services

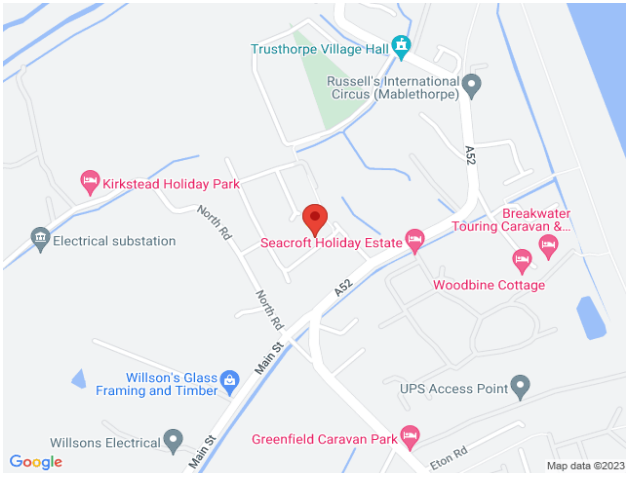
The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The Property is Placed in Tax Band C

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.









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