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The Meadows, Trusthorpe



When it comes to
property it must be


lovelle



OIRO £256,000



Lovelle are pleased to offer for sale a detached spacious bungalow, in a quite location of Trusthorpe. Offering gas central heating, Upvc double glazing, a well maintained rear garden and off road parking.

Key Features

- Spacious Detached Bungalow
- Kitchen Diner
- Two Bedrooms
- Rear Porch
- Entrance Room
- Well Kept Rear Garden
- EPC rating B
- Tenure: Freehold





Lovelle are pleased to offer for sale a detached spacious bungalow, in a quite location of Trusthorpe. Offering gas central heating, Upvc double glazing, a well maintained rear garden and off road parking. The property briefly comprises entrance room, kitchen diner, lounge, conservatory off the lounge, inner hallway with storage, side porch, two double bedrooms, off road parking and private rear garden.

Entrance Room

Having a Upvc window and picture glazed door to the front elevation opening into a light and airy room with a further Upvc window and door to the rear elevation, ceiling light, central heating radiator and electrical points, door leading to the kitchen diner. This entrance room could also double up as a third bedroom for guest as there is a further entrance to the property.

Kitchen Diner

Having a good range of wall and base mounted units with complimentary work surface over, inset one and a half bowl sink with mixer tap over, Upvc window to the side elevation, built in electric oven set in a oven housing with hidden space for microwave, pan draw to the bottom. Wall mounted gas boiler, central heating radiator, door leading to;

Inner Hall

Access from either the kitchen or lounge, giving access to bedrooms and shower room, loft hatch, ceiling light.

Lounge

Having double sliding patio doors to the rear elevation into the rear conservatory, electric fire in surround, door into the inner hall and door into the rear hall, central heating radiator, ceiling light.

Rear Conservatory

WOW! Picture windows - being fully Upvc double glazed with full glazed picture window to the rear elevation from floor to ceiling, to either side elevations are half glazed and half panelled windows, thermal roof, side door leading onto the rear garden, central heating radiator.

Bedroom One

Being a great size double bedroom, with Upvc window to the front elevation, ceiling light, central heating radiator, electric sockets, fitted wardrobes.

Bedroom Two

Another great size double bedroom, Upvc window to the front elevation, central heating radiator, ceiling light, electric sockets.

Family Shower Room

Having a Upvc window to the side elevation, full wall vanity unit with inset wash hand basin and concealed cistern WC, shower cubical with rainfall shower, mermaid washable walls, ceiling light, radiator and fan.

Further Hall

Off the kitchen is a further inner hall with floor to ceiling storage cupboards, central heating radiator and full glazed door and window to the side elevation into the side porch.

Side Porch

Being Upvc full glazed panels from floor to ceiling lean to Perspex roof, door to front elevation leading onto the side patio garden.

Rear Garden

Being fenced to the rear and both side elevation, this is the garden for any keen gardeners out there, having a range of mature planted shrubs, perennials and mature trees, lawned garden area with pathway leading through, ornamental pond with feature planting, this garden has been loved by the current owners and you can tell.

To the far side of the property are two further sheds that house the solar panel inverter unit, the solar panels are owned by the current owners and do provide an income.

Side Garden

To the side of the property is a patio garden with side gated access to the front of the property and greenhouse and potting shed.

Front Garden and Parking

The front of the property offers off road parking with gravelled parking area along with a concrete driveway for additional parking.

Location

Trusthorpe is a small seaside resort on the East Lincolnshire coast, between the larger resorts of Mablethorpe and Sutton on Sea, and being approximately 15 miles north of Skegness. Mablethorpe and Sutton on Sea have a range of shops, bars and restaurant

Directions

From our office on Victoria Road, travel South along the A52 as though heading towards Sutton on Sea. Continuing along the A52 you reach Trusthorpe. The road will bear left sharply. On the bend turn right onto Trusthorpes Main Road. Take your first right onto North Road and turn right again onto The Meadows. Turn left and the property will be found on your Left hand side.

Services

The property has mains electric, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this.

The Property is Placed In Tax Band .

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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