

Buy. Sell. Rent. Let.



Sutton Road, Trusthorpe



When it comes to  
property it must be

  
**lovelle**



OIRO £285,000



Lovelle are pleased to offer for sale a beautifully presented detached bungalow in Trusthorpe between Mablethorpe and Sutton on Sea. Offering a larger than average driveway with detached garage, front and rear gardens, gas central heating and double glazing.

#### Key Features

- Detached Bungalow
- Two Double Bedrooms
- Beautifully Presented Throughout
- Shower Room
- Detached Garage
- Lounge
- EPC rating D
- Tenure: Freehold



Lovelle are pleased to offer for sale a beautifully presented detached bungalow in Trusthorpe between Mablethorpe and Sutton on Sea. Offering a larger than average driveway with detached garage, front and rear gardens, gas central heating and double glazing.

The property comprises of TWO double bedrooms, lounge, dining kitchen, rear conservatory off the kitchen and shower room.

### Entrance Hall

1.53m x 4.47m (5'0" x 14'8")

Entering the property via a half glazed Upvc door to the front elevation into the inner hall,

### Lounge

4.67m x 3.63m (15'4" x 11'11")

Being a bright and light room with Upvc bow window to the front elevation and further Upvc window to the side elevation, feature "coal" effect fire in surround, TV point, telephone point, central heating radiator, coving to ceiling and electric power points.

### Dining Kitchen

4.68m x 3.57m (15'5" x 11'8")

With a Upvc window to the rear elevation, and having a range of grey wall and base units with bottle storage shelving, draw unit, complimentary black work surface over, space for table and chairs, space for dish washer and washing machine, space for under counter fridge, double eye level electric oven, inset gas hob with extractor hood over, wall mounted gas central heating boiler, ceiling spot lights and texture ceiling with ceiling light tunnel, half glazed Upvc door to rear elevation leading into the conservatory.

### Rear Conservatory

2.58m x 3.96m (8'6" x 13'0")

Being built on a dwarf brick base with Upvc windows to all sides, double opening "French" doors to the rear elevation, double opening "French" doors to the side elevation into the rear garden, also benefitting from ceiling Velux window with ceiling spotlighting, TV aerial point and power points.

### Bedroom One

3.60m x 3.63m (11'10" x 11'11")

Having a Upvc window to the front elevation, central heating radiator, grey laminate effect flooring, ceiling light, and central heating radiator, texture ceiling and power points.

### Bedroom Two

2.76m x 3.55m (9'1" x 11'7")

Having a Upvc window to the rear elevation, central heating radiator, electric sockets, textured ceiling and ceiling light, being a good size double bedroom.

### Shower Room

2.34m x 2.29m (7'8" x 7'6")

Being fully tiled and comprising of vanity wash hand basin with push button WC, incorporating draws and storage cupboards, matching wall mounted storage cupboard, shower cubical with rainfall shower head and electric shower, Upvc window to rear elevation and ceiling spot lighting and ceiling extractor fan.

## Detached Garage

2.95m x 5.71m (9'8" x 18'8")

Spacious double garage with electric's.

## Enclosed Rear Garden

STUNNING large garden with a very generous size pond, and a beautiful summer house. Set on decorative gravel and artificial grass. MUST BE SEEN TO SEE THE BEAUTY OF THIS.

## Front Garden

Spacious large garden laid to grass with planted shrubs.

## Driveway and Parking

Large driveway big enough to have multiple cars, campervan.

## 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 Head south-east on Victoria Rd/A52 and Continue to follow A52 1.3 miles. the property can be found on the right 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 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.



When it comes to **property**  
it must be



01507 478297

Mablethorpe@Lovelles.co.uk

