

Buy. Sell. Rent. Let.



camping way, Trusthorpe



When it comes to
property it must be


lovelle



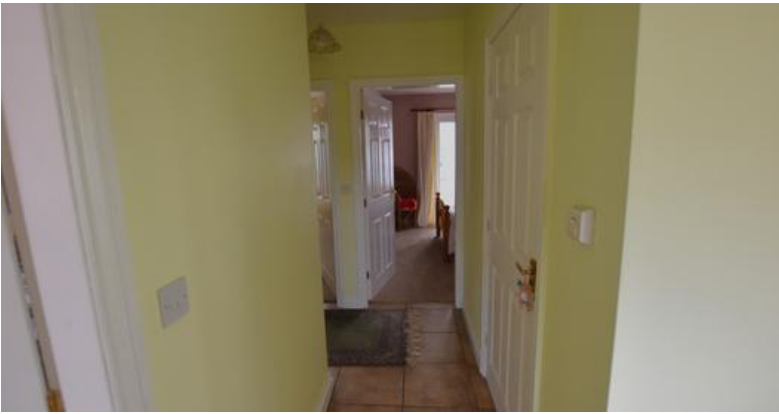
£220,000



We offer for sale a TWO bedroom semi detached bungalow within walking distance of the beach. The property briefly comprises; Lounge, Kitchen Diner, Bathroom, Two Bedrooms, Conservatory enclosed rear garden, low maintenance front garden and garage .

Key Features

- Semi Detached
- Bungalow
- Two Bedrooms
- Conservatory
- Garden
- Garage
- EPC rating C
- Tenure: Freehold





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Entrance Hall

Through a Upvc door, radiator , built in airing cupboard and access to the loft space.

Dining Kitchen

Upvc window to front elevation, being fitted with a range of base and wall units with work surfaces over with inset 1 1/2 bowl sink and swan neck mixer tap. Built in over with four ring gas hob. Integrated fridge freezer, space for washing machine and dish washer. Partly tiled mosaic effect walls.

Lounge

Upvc bay window to front elevation , coving to the ceiling , radiators, television point.

Bathroom

With a three piece suite comprising of WC, pedestal wash hand basin, fully tiled corner shower. With obscure Upvc window to side elevation, partly tiled walls, radiator.

Bedroom One

Built in wardrobes, radiator and PVC doors leading into the conservatory.

Bedroom Two

Radiator, PVC doors leading into the conservatory.

Conservatory

Being Upvc double glazed to dwarf wall, radiator, underfloor heating, PVC doors leading onto the rear garden.

Garden

Laid predominately of grass with slabbed area and mature trees and shrubs, timber garden shed and fencing to all perimeters. .

Front

There is a low maintenance gravelled area to the front and a pathway leading to the side elevation of the property and onto the rear garden.. There is a shared tarmac area to the front of the property with vehicular access to the :

Garage

Up and over door, light and power.

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, other local amenities include cinema, sports centre, primary schools and health centres. Regular bus services are also available.

Directions

From our offices on Victoria Road, head towards Sutton on Sea, continue along A52, turn right onto Campling Way. The property can be identified on the right 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 B 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.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Viewings

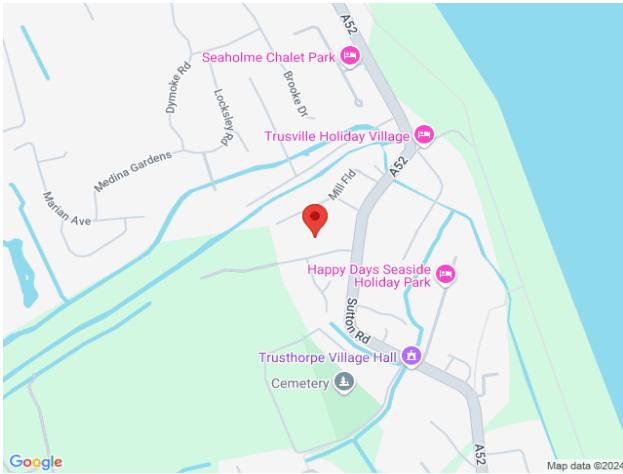




By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.



Ground Floor



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it must be

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