

Buy. Sell. Rent. Let.



The Meadows, Trusthorpe



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When it comes to
property it must be


lovelle



Guide price £130,000



****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000****

Lovelle presents this TWO BED Detached bungalow with NO UPWARD CHAIN situation in a quiet and tranquil location in Trusthorpe. Offering off road parking, with well maintained front and rear gardens.

Key Features

- DETACHED Bungalow
- TWO Bedrooms
- TWO Reception Rooms
- Wet Room
- Rear Garden
- Driveway
- EPC rating D
- Tenure: Freehold





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Lovelle presents this TWO BED Detached bungalow with NO UPWARD CHAIN situation in a quiet and tranquil location in Trusthorpe. Offering off road parking, with well maintained front and rear gardens. The property comprises of Entrance Porch, Hallway, Kitchen, Lounge, Conservatory, TWO Bedrooms and Wet Room. With Rear Garden, Front Garden, Driveway and Garage. NOT TO BE MISSED!

Entrance Porch

5.74m x 2.4m (18'10" x 7'11")

Door to the side, windows to side elevation, sliding patio doors lead out onto the rear garden, textured ceiling, power points and radiator. Sliding door leads into the garage.

Hallway

1.72m x 3.86m (5'7" x 12'8")

Access to all rooms, built in storage cupboards, coving, textured ceiling, power points and radiator.

Kitchen

4.09m x 2.58m (13'5" x 8'6")

Dual aspect windows to side and rear, fitted with a range of base and wall units with worktop over, tiled splashbacks, one bowl stainless steel sink unit with drainer, space for fridge freezer, space and plumbing for washing machine, radiator and power points. The boiler is housed here.

Lounge

4.54m x 3.69m (14'11" x 12'1")

Double opening 'French' doors to the rear elevation leading into the conservatory with windows to each side, coving, textured ceiling, power points and radiator.

Conservatory

2.71m x 3.04m (8'11" x 10'0")

Windows to all elevations, double opening 'French' doors lead out to the rear garden, radiator and power points.

Bedroom One

4.28m x 2.9m (14'0" x 9'6")

Window to front elevation, double bedroom, radiator, power points and coving.

Bedroom Two

3.32m x 3.35m (10'11" x 11'0")

Window to front elevation, double bedroom, built in overhead wardrobes, power points, coving and radiator.

Wet Room

2.27m x 2.33m (7'5" x 7'7")

Obscure window to side elevation, a walk in wet room, with pedestal wash hand basin, WC, fully tiled walls, radiator and extractor fan.

Garage

4.64m x 2.55m (15'2" x 8'5")

with up and over door, power and lighting.

Rear Garden

To the rear you will find a fully enclosed private rear garden with fencing and hedging to all perimeters. The garden is predominantly laid to lawn with mature trees, shrubs and flowers. There is a concrete patio seating area. There are two timber sheds and a glass greenhouse.

Front

The front of the property is laid to lawn. You can access the rear garden via gates either side of the property. To the front there is a concrete driveway allowing a vehicle to park.

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 Trusthorpe's Main Road . Take your first right onto North Road and turn right again onto The Meadows. Turn left and follow the road down to the end 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 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.

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.

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.

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.

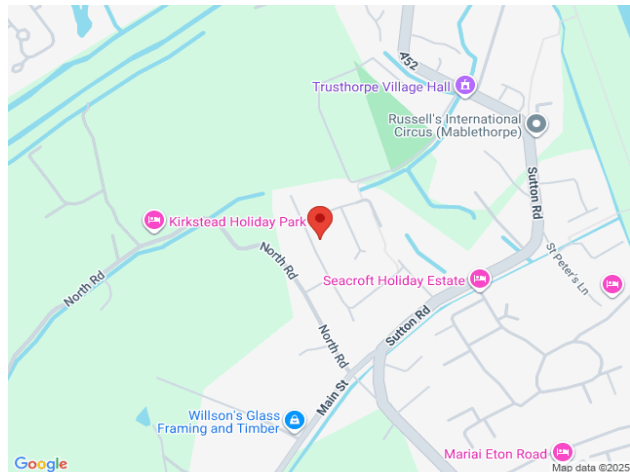
Energy Performance Certificate

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.

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at

any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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