

Buy. Sell. Rent. Let.



Trusthorpe Road, Trusthorpe



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When it comes to
property it must be


lovelle



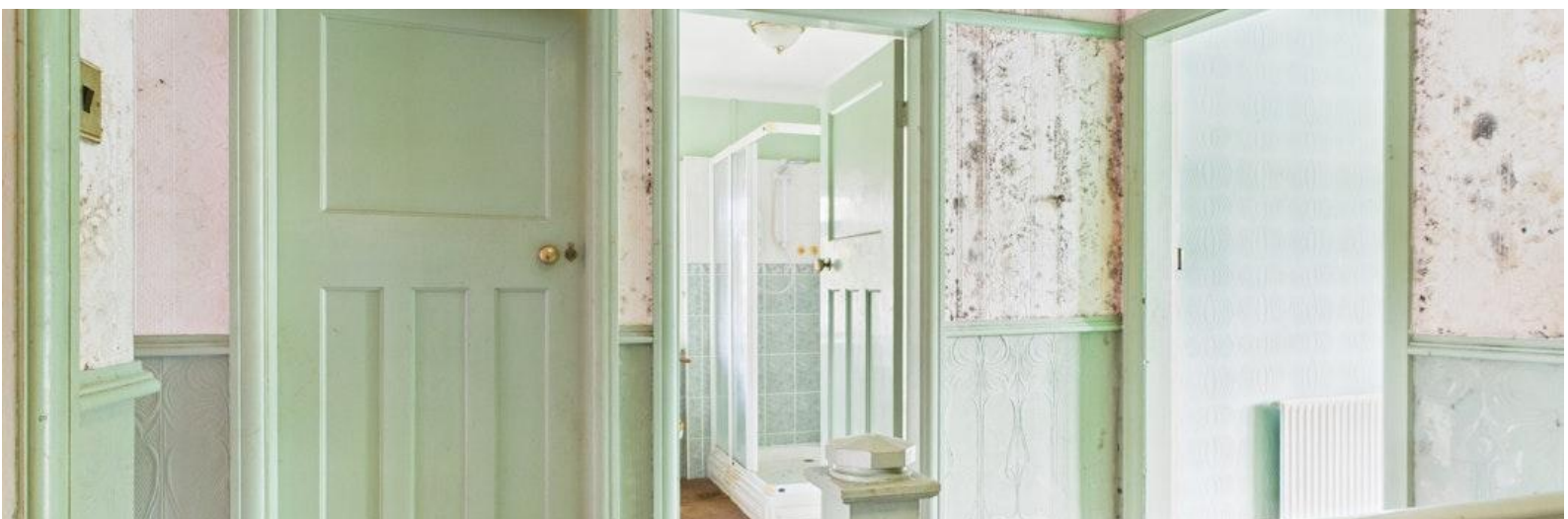
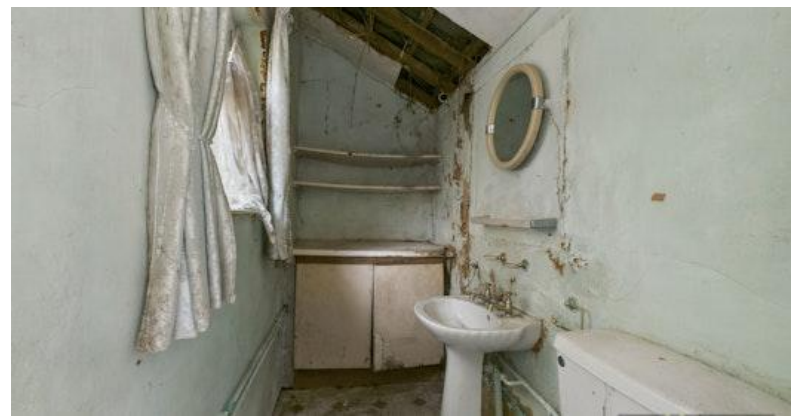
£230,000



Lovelles are pleased to bring to market this spacious four bed detached house sat on a generous plot. The property is situated in Sutton on Sea and is within walking distance to the beach and the amenities. The property is in need of modernising/ updating but is full of potential. NOT TO BE MISSED VIEWING IS ESSENTIAL TO SEE WHAT THIS PROPERTY HAS TO OFFER!!!!

Key Features

- NO ONWARD CHAIN
- DETACHED HOUSE
- Driveway
- Good Size Plot
- Within walking distance to the Beach and Town
- Requires Updating/ Modernisation
- EPC rating U
- Tenure: Freehold





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The property comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Sun Room, WC, Four Bedrooms, Family Bathroom and Shower Room. With Rear Garden , Garage and Driveway.

Entrance

2.4m x 5.84m (7'11" x 19'2")

Entered via a Upvc door, with glass stained windows to either side, power points , radiator, access to all rooms and staircase to first floor.

Lounge

4.75m x 6.82m (15'7" x 22'5")

Dual aspect windows to front elevation, good size room light and airy, two radiators, power points, feature fire with hearth and surround.

Dining Room

4.54m x 3.63m (14'11" x 11'11")

Dual aspect windows to rear and side elevation, feature fire with surround, power points and radiator.

Kitchen

4.54m x 2.61m (14'11" x 8'7")

Dual aspect windows to rear elevation, fitted with a range of base and wall units with worktop over, cooker point with extractor hood, one and half bowl sink with drainer, power points, radiator and tiled walls. Door leading out;

Sun Room

2.17m x 5.09m (7'1" x 16'8")

Windows to side elevation, Upvc door leading out to the garden and poly carbonate roof and power point. Opening into further sun room.

Further Sun Room

2.36m x 4.84m (7'8" x 15'11")

Window to all elevations, double opening 'French' doors leading out to the rear garden, poly carbonate roof and power points.

WC

3.44m x 1.15m (11'4" x 3'10")

Window to side elevation, WC and pedestal wash hand basin.

Landing

2.41m x 1.31m (7'11" x 4'4")

Access to all rooms.

Bedroom One

2.98m x 4.28m (9'10" x 14'0")

Bay window to front elevation, built in wardrobes and shelves , radiator and power points.

Bedroom Two

4.55m x 3m (14'11" x 9'10")

Window to rear elevation, double bedroom, power points, radiator and built in cupboard.

Bedroom Three

2.74m x 3.66m (9'0" x 12'0")

Window to rear elevation, double bedroom, power points and radiator.

Bathroom

2.56m x 2.67m (8'5" x 8'10")

Obscure window to side elevation, a four piece suite comprising of bath, shower cubicle, pedestal hand wash basin, WC, radiator, partly tiled walls and extractor fan.

Shower Room

1.59m x 2.57m (5'2" x 8'5")

Obscure window to side elevation, a three piece suite comprising of shower cubicle, hand wash basin, WC, radiator and partly tiled walls.

Bedroom Four/ Dressing Area

3.02m x 2.38m (9'11" x 7'10")

Window to front elevation and power points.

Outside

The property sits on a generous plot. The garden to the rear is spacious with mature trees and shrubs. There is access to the rear garden via a side. gate.

Driveway

To the side of the property there is space for parking.

Location

Sutton On Sea with its sandy beaches is situated on the east Lincolnshire Coast. There is a range of facilities including primary school, doctors surgery, range of shops and businesses being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approximately 3 miles to the north and has additional amenities including a cinema and sports centre. Secondary Schools both Grammar and comprehensive can be found at the market town of Alford approximately 6 miles away.

Directions

From our office Head south-east on Victoria Rd/A52 towards The Blvd
Continue to follow A52 for 2.2 miles. The property can be found on the 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. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Agents Notes

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.

EPC

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.



Floor 0



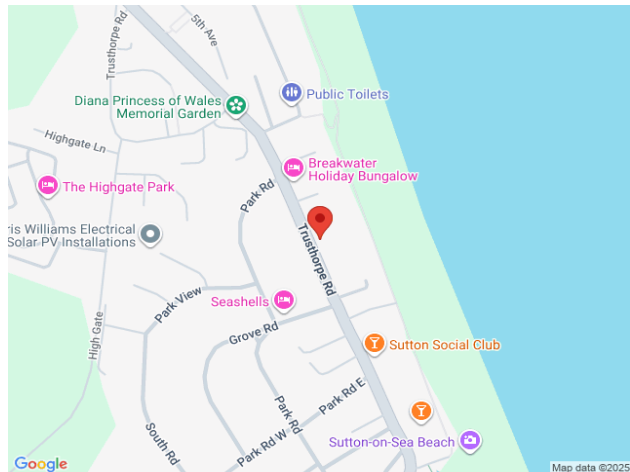
Floor 1

Approximate total area⁽¹⁾
1720 ft²
159.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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