



25 Trusthorpe Road, Sutton-on-Sea, LN12 2LR
Guide Price £325,000

TES Property is delighted to offer you this generous sized, former guest house located in Sutton On Sea. Within close distance to the beach and local amenities. Featuring 8 bedrooms, 7 bathrooms, 2 lounge and dining areas, utility room, professional kitchen, bar area and reception area. This property has vast potential!

FRONT GARDEN



Front garden with ample parking space, mainly laid to lawn with brick wall defining boundary.

RECEPTION ROOM 18'2" x 7'3" (5.54 x 2.21)



Enter the property through a part glaze door leading to the reception room. Containing reception desk, central heating radiator, dado rail and upvc window overlooking driveway. Door then leading to w.c.

W.C 3'3" x 7'2" (0.99 x 2.18)

White w.c with white wash basin also with upvc double glazed window.

LIVING ROOM 12'11" x 13'11" (3.94 x 4.24)



Featuring a log burner with brick surrounding alongside wooden mantle, dado rail, coving to ceiling, central heating radiator and upvc square bay window.

DINING ROOM 12'0"36'1" x 13'11" (3.6611 x 4.24)

Featuring useful storage cupboards, coving to ceiling, central heating radiator, dado rail and upvc square bay window.

PROFESSIONAL KITCHEN 10'8" x 12'7" (3.25 x 3.84)



With a range of wall and base units, on top contrasting worktops. Tiles surrounding alongside a stainless steel double sink with chrome taps, prep sink, space for appliances and upvc frosted window.

WALKIN - LARD 8'8" x 6'10" (2.64 x 2.08)

With base units, part tiled walls, upvc frosted window alongside boiler and fuse box.

BAR AREA 13'0" x 10'9" (3.96 x 3.28)

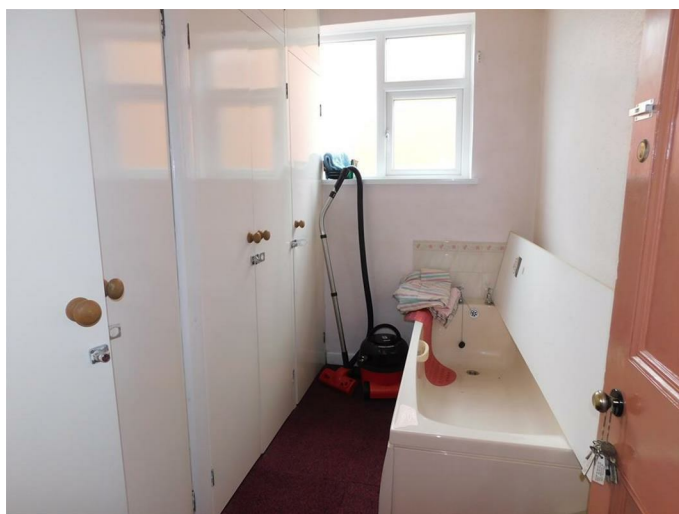


Featuring a wooden bar to rear with down lighters and space for fridge. Also with dado rail, central heating radiator and upvc double glazed window to side aspect.

GROUND FLOOR HALLWAY

With stairs to first floor, central heating radiator, dado rail and under stairs storage cupboard.

BATHROOM 9'0" x 4'5" (2.74 x 1.35)



Coloured bath alongside various storage cupboards, one containing the hot water cylinder, and upvc frosted window.

BEDROOM ONE 8'7" x 7'0" (2.62 x 2.13)

With upvc double glazed window to side aspect, central heating radiator and door to w.c.

EN SUITE W.C 5'9" x 2'10" (1.75 x 0.86)

With white w.c and hand basin.

BEDROOM TWO 10'3" x 10'11" (3.12 x 3.33)

Double bedroom with upvc double glazed window to rear and central heating radiator. Door to en suite shower room.

EN SUITE SHOWERROOM 2'5" x 7'10" (0.74 x 2.39)

With electric shower, shower tray and white w.c with tiles surrounding.

BEDROOM THREE 18'0" x 10'9" (5.49 x 3.28)

Large double room with upvc double glazed window to side aspect, radiator and fitted vanity basin with tile splash back surround. Door leading to en suite shower room.

EN SUITE SHOWERROOM 2'5" x 7'10" (0.74 x 2.39)

En suite with shower tray and splash back tiles surrounding, power shower and coloured w.c.

BEDROOM FOUR 7'3" x 16'5" (2.21 x 5.00)

Generous twin with upvc double glazed window to side aspect, central heating radiator and fitted vanity basin with tiled splash back surrounding. Door leading to en suite shower room.

ENSUITE SHOWERROOM 5'11" x 3'5" (1.80 x 1.04)

Shower room with shower tray, white w.c and tiles surrounding.

BEDROOM FIVE 10'8" x 11'8" (3.25 x 3.56)

Generous twin with two upvc double glazed windows, central heating radiator and storage cupboards. Door leading to shower room.

EN SUITE SHOWERROOM 9'1" x 3'2" (2.77 x 0.97)

En suite with shower tray and splash back tiles surrounding, w.c and wash basin.

BEDROOM SIX 12'11" x 13'11" (3.94 x 4.24)

Bedroom with picture rail, central heating radiator, upvc double glazed window to front aspect alongside storage cupboard and dressing unit. Door to en suite bathroom.

EN SUITE BATHROOM 5'0" x 7'2" (1.52 x 2.18)

En suite with panel bath, w.c, wash basin with tiled walls surrounding and upvc frosted double glazed window.

OWNERS ACCOMODATION

LIVING/DINING ROOM 11'1" x 24'8" (3.38 x 7.52)



Enter the owners accommodation through the guest house' professional kitchen leading into an open plan lounge/diner. Featuring, upvc patio door to rear garden, dado rail, central heating radiator.

BEDROOM ONE 10'8" x 12'1" (3.25 x 3.68)



With fitted wardrobes, two upvc double glazed windows and central heating radiator.

BEDROOM TWO 8'11" x 10'10" (2.72 x 3.30)

With fitted storage shelves, central heating radiator and upvc double glazed window to rear.

SHOWERROOM 8'3" x 6'11" (2.51 x 2.11)

Walk down the inner hall, featuring storage space and upvc frosted window, with door leading to showroom. Showerroom with a three piece suite containing a double shower, w.c, wash basin and tiles surrounding.

UTILITY ROOM 7'5" x 10'8" (2.26 x 3.25)

Upvc double glazed window to rear aspect alongside base units with stainless steel sink

REAR GARDEN

Rear garden mainly laid to lawn with fence defining boundary, alongside single garage and shed.

Services

Mains water, gas, drainage, electricity and gas are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Council Tax Band

East Lindsey Council Tax Band C

Business Rates

Enquiry of the VOA website indicates:-

Description - Guest House

Rateable Value - £3,750

Rating Authority - East Lindsey District Council.

Brochure Prepared

October 2022

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

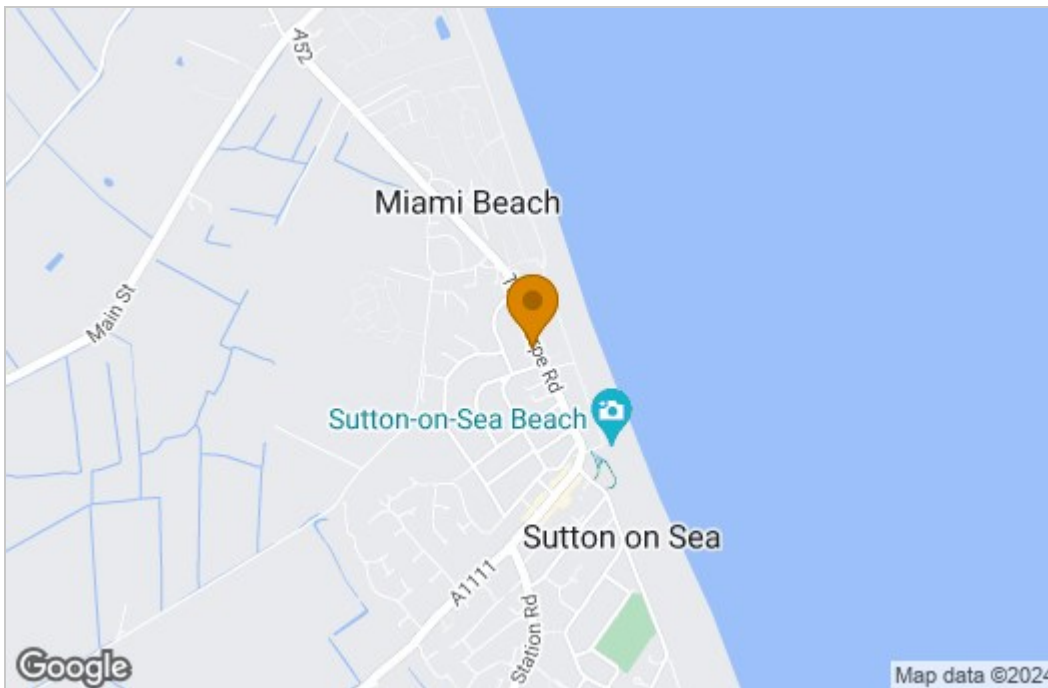
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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