



**YOUR MOVE**  
Ilan McCarthy

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The Meadows, Trusthorpe,  
Mablethorpe, Lincolnshire

£220,000

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## DESCRIPTION

Yourmove are delighted to bring to market this beautiful detached, spacious two bedroom bungalow, in a popular location, conveniently situated between Sutton on Sea and Mablethorpe. With accommodation to include entrance hall, lounge, kitchen, dining room/sun lounge and shower room. The property has a gas fired central heating system, double glazing, garage, carport and attractive well maintained gardens.

## ENTRANCE HALL

With double glazed decorative front door and dual aspect double glazed windows, radiator with shelf over, loft access, airing cupboard housing wall mounted Worcester combination boiler and shelving, archway detailing, cornice and two ceiling light points.

## LOUNGE

Double glazed bow window to the front, radiator, feature electric inset flame effect fire with surround and hearth, television aerial and telephone points, cornice and ceiling light point.

## KITCHEN

Dual aspect double glazed windows, an attractive range of base and wall kitchen units with contrasting work surfaces, inset white ceramic one and a half bowl sink with mixer tap and tiled splash backs. Plumbing and space for automatic washing machine and dishwasher, space for fridge/freezer, stainless steel gas hob with extractor hood over and eye level electric double oven. Chrome heated towel rail, ceramic tiled flooring, cornice and spot lighting to ceiling.

## DINING ROOM/SUN LOUNGE

Double glazed windows to the side and rear with door leading to the rear garden, radiator and ceiling light point.

## SHOWER ROOM

Double glazed window to the side, large corner shower unit, pedestal wash hand basin and W.C. Heated chrome towel rail, attractive tiling to walls and floor, cornice and ceiling light point.

## BEDROOM ONE

Double glazed window to the rear, radiator, a range of built in units to include treble and single wardrobes with over bed storage, shelving and bedside cabinets. Cornice and ceiling light point.

## BEDROOM TWO

Double glazed window to the rear, a range of built in units to include double and single wardrobes, dressing table and bedside drawers. Cornice and ceiling light point.

## GARAGE

Up and over door to the front, double glazed door to the rear, power and light.

## CARPORT

## GARDENS

The property is set in attractive gardens, the front is mainly laid to lawn with attractive pathways and driveway leading to the carport and garage. A pathway lead you to the rear garden which has a two patio areas and raised planted borders.

## EPC RATING B

## COUNCIL TAX BAND C

## BUYERS NOTE

The property benefits from solar panels, the roof space is leased to a solar panel company.

## CONSIDERING MAKING AN OFFER?

If you think you may want to offer on this property and to save you any inconvenience if you live at a distance, please would you bring with you current photo ID for anti money laundering purposes. This can be a current driving licence or passport. If you have neither, ask us when you book the viewing and we can advise you of what is acceptable. If you do offer, please would you also have details of your estate agent, or evidence of funds if it is a cash purchase. Although solicitor's details will not be required when you offer, if you have them as well, it helps

## FLOORPLAN

### DIMENSIONS

Entrance Hall - 7.06m x 1.35m (plus recess) (23'2" x 4'5" (plus recess))

Lounge - 4.29m x 4.24m (14'1" x 13'11")

Kitchen - 4.24m x 2.59m (13'11" x 8'6")

Dining Room/Sun Lounge - 4.06m x 2.34m (13'4" x 7'8")

Shower Room - 2.39m x 2.26m (maximum) (7'10" x 7'5" (maximum))

Bedroom One - 3.96m x 3.35m (13'0" x 11'0")

Bedroom Two - 3.48m x 3.05m (11'5" x 10'0")

Garage - 4.95m x 2.49m (16'3" x 8'2")





Measurements are approximate. Not to scale. For illustrative purposes only.

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\*Source: Hitwise Nov 2011.

\*\*Calls may be recorded and/or monitored for training and/or security purposes.



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