



CHOICE PROPERTIES

Estate Agents

The Lees North Road,
Trusthorpe, LN12 2QD

Reduced To £275,000



Choice Properties are delighted to bring to market this spacious two bedroom detached bungalow with loft room. The property is situated in the sought after location of Trusthorpe, on the outskirts of the popular seaside town of Sutton On Sea. With no upper chain, early viewing is highly recommended.

The property has the benefit of Gas central heating. Internally the spacious and well presented accommodation consists of:

Porch

6 x 5'2"

Entrance door.

Hallway

5'1" x 2'6"

Radiator. Airing cupboard housing the hot water cylinder. Smoke alarm.

Kitchen

10' x 15'

Fitted wall and base units with work surfaces over. Integrated electric double oven and four ring hob. Partly tiled walls. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Plumbing for dishwasher. Radiator. Serving hatch to dining room.

Dining Room

11'5" x 10'

Radiator. Centre light. Double doors to conservatory.

Lounge

14'10" x 16'10"

Electric fire set into featured brick surround. T.V aerial point. Archway to dining room. Wall and centre lighting. Radiator.

Conservatory

10'3" x 9'1"

Rear door to garden. Radiator.

Utility

10'5" x 6'5"

Fitted base units with work surfaces over. Stainless steel sink unit with drainer and mixer taps. Partly tiled walls. Plumbing for washing machine. Radiator.

Inner Lobby

8' x 2'11"

Wall mounted 'Worcester' gas boiler. Door to garage. Staircase to landing.

Rear Porch

7'3" x 4'3"

Rear door.

Bedroom 1

12 x 16'2"

Double bedroom. Fitted wardrobes, dresser and drawers. Radiator.

Bedroom 2

11'4" x 11'1"

Double bedroom. Radiator.

Bathroom

11'1" x 8'3"

Four piece suite consisting of corner bath with mixer taps, shower enclosure, pedestal wash hand basin and w.c. Partly tiled walls. Radiator.

Landing

8'3" x 4'5"

W.C

Loft Room

10'6" x 23'8"

Access to loft area. Fitted base units with work surfaces over.

WC

7'4" x 4'3"

Garage

16'2" x 10'5"

Power and lighting. Electric remote operated garage door.

Driveway

Double width drive providing ample off road parking for multiple vehicles.

Gardens

Garden to the front and side of the property. Mostly laid to lawn with feature beds and borders. Paved patio area. Fronted by a low level brick wall.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

Viewing Arrangements

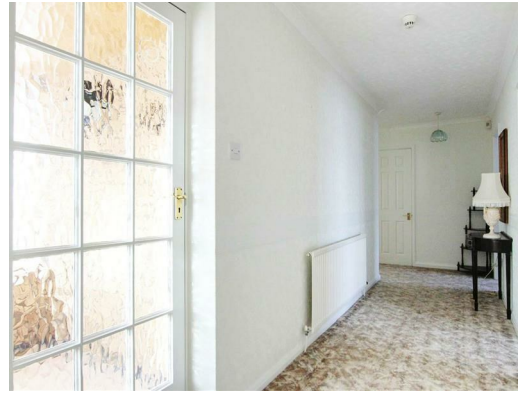
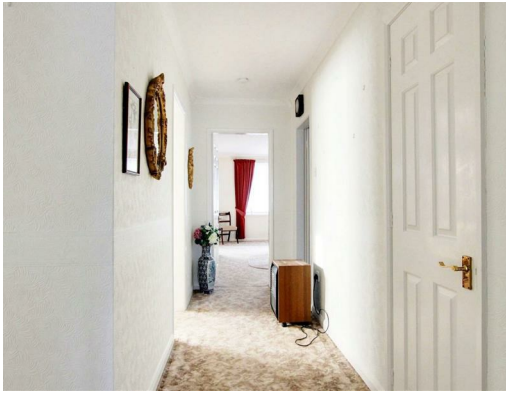
Viewing by Appointment through Choice Properties, 34 High Street, Sutton on Sea, Lincolnshire. Tel 01507 443777.

Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





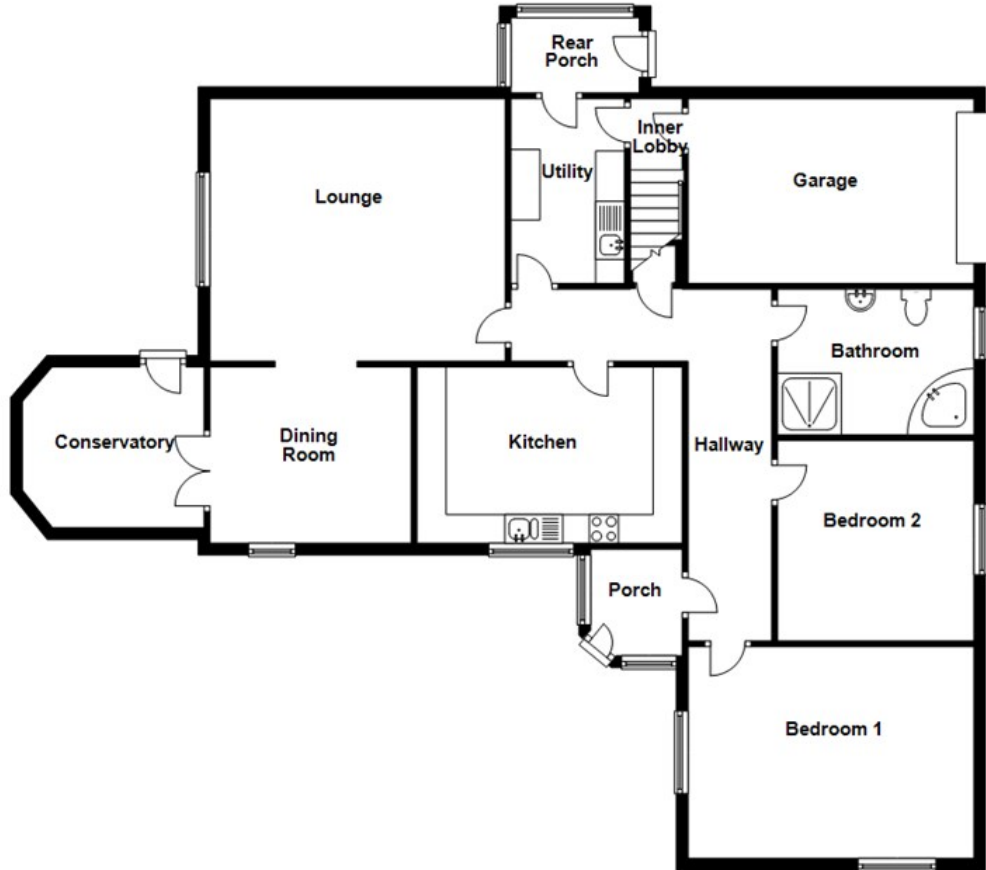


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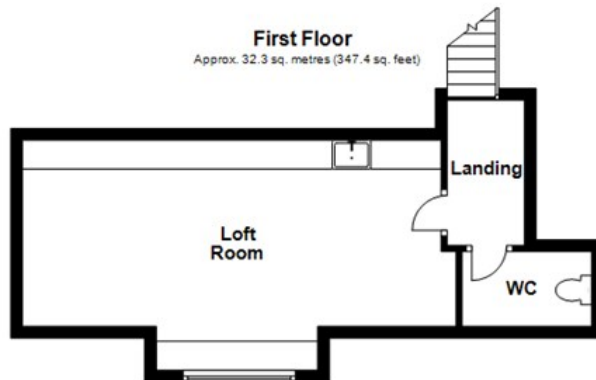
Ground Floor

Approx. 142.6 sq. metres (1535.2 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.4 sq. feet)



Total area: approx. 174.9 sq. metres (1882.6 sq. feet)

Directions

From our office head North along the A52 towards Trusthorpe. As you enter Trusthorpe take the next left onto Main Street and then right onto North Road. The Lees can be found a short distance on your right hand side on the corner leading to The Meadows.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

