



# CHOICE PROPERTIES

*Estate Agents*

The Lees North Road,  
Trusthorpe, LN12 2QD

Reduced To £275,000



Welcome to this charming detached bungalow located on North Road in Trusthorpe. This delightful property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there is plenty of space for a small family or guests to stay over.

The property features a spacious bathroom, perfect for unwinding after a long day. Additionally, the spacious loft room/studio offers endless possibilities - whether you choose to use it as a creative space, home office, or a peaceful retreat.

Situated on a corner plot, this bungalow offers privacy and a sense of tranquillity. The parking space for three vehicles provides convenience for homeowners and visitors alike.

One of the most appealing aspects of this property is its location - nestled between the sea and countryside. Imagine waking up to the sound of waves crashing against the shore or taking leisurely strolls through the picturesque countryside.

Don't miss out on the opportunity to own this lovely detached bungalow with its unique features and prime location. Contact us today to arrange a viewing and make this property your new home!

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](http://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**

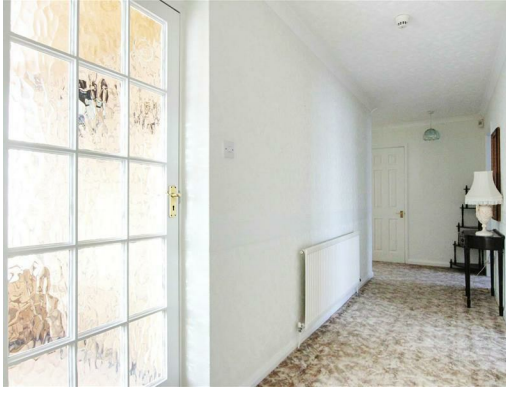
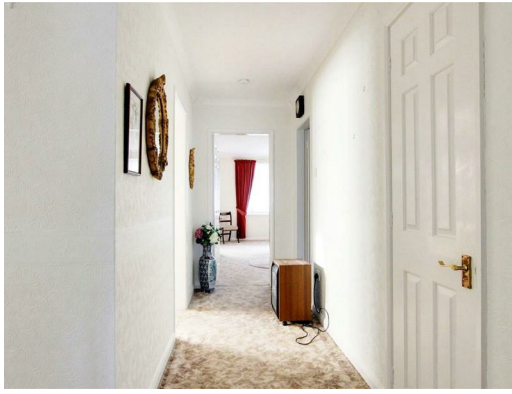
Viewing by Appointment through Choice Properties, 34 High Street, Sutton on Sea, Lincolnshire. Tel 01507 443777.

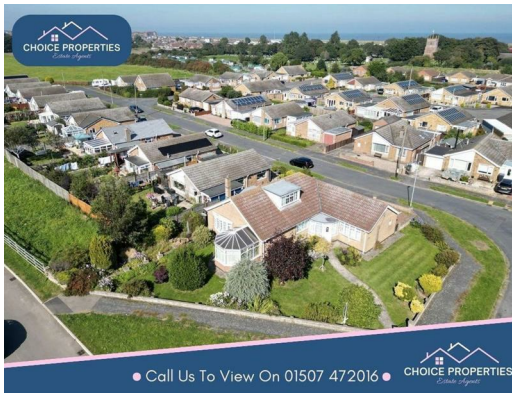
## **Making an Offer**

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.





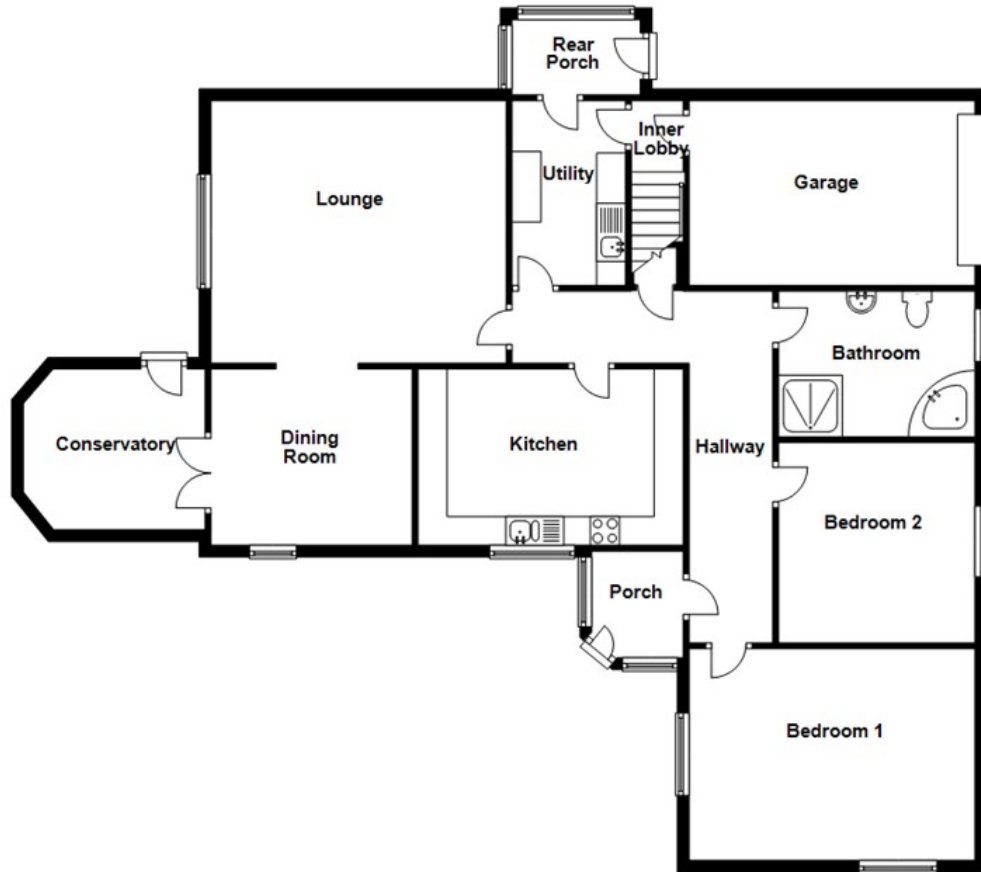
CHOICE PROPERTIES  
Call Us To View On 01507 472016

CHOICE PROPERTIES  
Choice of Quality



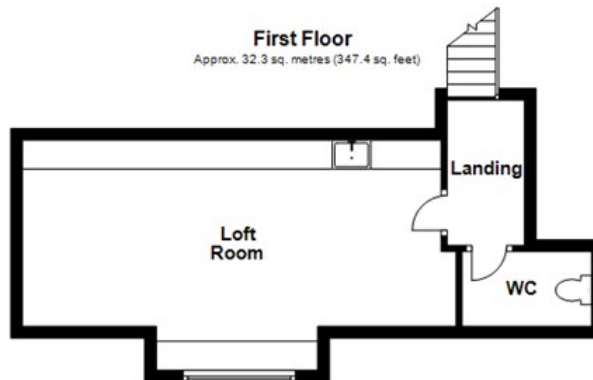
**Ground Floor**

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

