



# CHOICE PROPERTIES

*Estate Agents*

42 The Meadows,  
Trusthorpe, LN12 2QP

Offers In The Region Of £250,000



It is a pleasure for Choice Properties to bring to the market this superb and most spacious two bedroom detached bungalow, which is situated in a quiet residential cul-de-sac location, having undergone a number of tasteful renovations to a high quality standard and boasts a south facing garden, achieving the sun throughout the day. This fantastic bungalow is only moments from the popular golden sandy beaches and only a short drive from the local amenities.

Benefiting from a solar panel system which is owned outright, the generously proportioned accommodation offers light and airy rooms and comprises:

### **Entrance Porch**

4'0" x 8'2"

Double opening uPVC 'French' doors into the entrance porch which features tiling to the floor, double aspect windows to side and front aspect and a polycarbonate roof.

### **Sun Room**

17'9" x 10'6"

Fitted with LVT flooring, electric feature fireplace (with an existing gas point behind) set in a marble surround with rustic effect mantle, triple aspect windows to front, side and rear aspect, skylight window, three wall lights, TV aerial, space for a dining table and double opening 'French' doors which open out into the rear garden.

### **Hallway**

3'03" extending to 4'05" x 7'06" extending to 14'0

'L' shaped hallway providing a loft hatch with access to the loft; which is part boarded with a pull down ladder and lighting. Doors to:

### **Kitchen**

13'10" x 8'5"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring 'Hoover' electric induction hob, integrated 'Bosch' electric double oven, space for a freestanding fridge/freezer and plumbing for a washing machine, double aspect windows to the front and side aspect, cladding to the ceiling with inset spot lighting, tiling to the walls and cupboards housing the controls to the solar panels system and the wall mounted 'Ideal' combination boiler - new boiler fitted December 2021; which supplies the central heating and hot water system.

### **Reception Room**

13'10" x 14'0"

Sizeable reception room, benefiting from a large picture window to front aspect and fitted with an electric feature fireplace (with an existing gas point behind) set in a tiled hearth with a wooden mantle, one wall light, telephone point, controls for the CCTV system and TV aerial.

### **Bedroom 1**

13'1" x 10'11"

Spacious double bedroom with large picture window to rear aspect.

### **Bedroom 2**

9'11" x 11'6"

Spacious double bedroom benefiting from a large picture window to rear aspect.

### **Bathroom**

7'6" x 7'6"

Fitted with a three piece suite comprising walk in shower cubicle with Aqualisa electric pumped shower, hand wash basin with mixer tap built into vanity and WC with dual flush button, tiling to the walls and a heated towel rail.

## **Garden**

The property is fronted by a low level brick wall; enclosing an easy to maintain paved garden which is used as an extended driveway to offer ample off road parking for numerous vehicles, but further featuring raised beds to the boundaries with an array of beautifully presented plants and shrubs. To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries that is mostly laid to lawn. The rear garden additionally features a paved patio area, two areas laid with raised decking, a fish pond and some raised beds, again presenting an array of plants and shrubs, and will benefit from the sun throughout the day: being south facing.

## **Garage**

25'0" x 8'4"

With an electric roller door, power, lighting and water, rear door and side window.

## **Car Port**

19'5" x 8'4"

Fitted with double opening timber front doors, a polycarbonate roof and outside tap.

## **Driveway**

Providing off street parking for multiple vehicles.

## **Tenure**

Freehold.

## **Viewing arrangements**

By appointment only through Choice Properties on 01507 443777.

## **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **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.

## **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

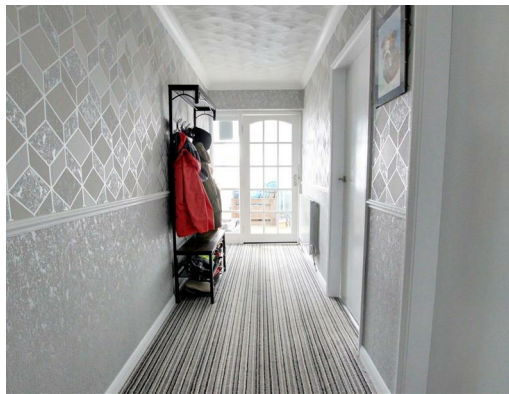
LN9 6PH

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. Amount payable in 22/23 is £1,657.92

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.

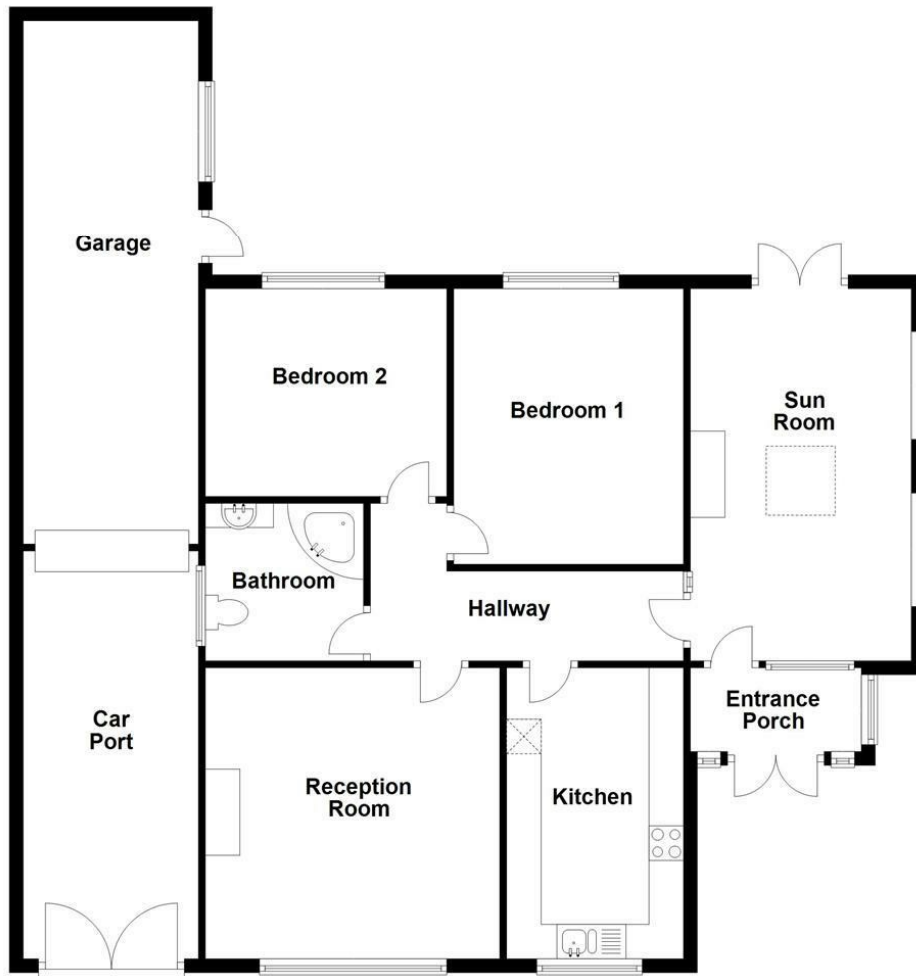






### Ground Floor

Approx. 124.1 sq. metres (1335.5 sq. feet)



Total area: approx. 124.1 sq. metres (1335.5 sq. feet)

# Directions

From our Sutton-on-Sea office head North along the A52 towards Trusthorpe. As you enter Trusthorpe take the next left onto Main Street, then right into North Road. Take your first right into The Meadows then take your next left and then immediate right onto the next part of The Meadows. Number 42 can be found at the end of the cul-de-sac towards your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		83	
(69-80) C			
(55-68) D			
(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	

