



CHOICE PROPERTIES

Estate Agents

22 Trusthorpe Road,
Sutton-On-Sea, LN12 2LT

Price £475,000



It is a pleasure for Choice Properties to bring to the market this superb, characterful and beautifully presented detached six bedroom house with direct access to the beach. This impressive property offers generously proportioned rooms, high ceilings and retained period features as well as a sizeable and well tended garden. Located in a convenient position close to the village centre and sea front, early viewing is highly recommended.

The property offers a flexible layout, ideal for a family or multi generational living. The expansive accommodation comprises:

Entrance Hall

5'4" x 17'4"

uPVC front door leading into the entrance hall with wooden flooring and doors to:

Dining Room

12'5" x 11'4"

Light and airy dining room with angled Bay window providing ample space for a dining table, open plan feel with an opening to:-

Reception Room

12'5" x 15'0"

Large bay window to front aspect, open fire with limestone surround and granite hearth, TV Aerial point, telephone point, two wall lights.

Sitting Room/Play Room

9'9" x 21'9"

Fitted with double opening 'French' doors leading on onto the patio in the rear garden, log burner set in a tiled hearth with a bricked surround and wooden mantle, alarm system and opening to:-

Kitchen/Diner

14'2" x 14'2"

Fitted with a range of wall and base units with worktops over, one bowl ceramic butler sink with mixer tap, range cooker, space for a dining table, pantry cupboards, hardwood flooring and original feature wooden ceiling beams, cupboards for fridge/freezer and dishwasher.

Utility Room

8'10" x 12'10"

Fitted with two storage cupboards; one housing the washing machine and one housing the wall mounted combination boiler with 9 year guarantee left, one bowl ceramic butler sink with single hot and cold taps, tiled flooring, space for a freestanding fridge/freezer and freestanding chest freezer, uPVC door to the rear garden.

Bathroom

6'7" x 2'11"

'L-shaped' bathroom fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps, corner hand wash basin and WC with dual flush button, tiled splashbacks, shaving point.

Landing

5'4" x 20'0"

Featuring a telephone point and door to:

Bedroom 1

12'5" x 14'9"

Spacious double bedroom.

Bedroom 2

12'5" x 11'8"

Spacious double bedroom, TV Aerial point.

Bedroom 3

8'7" x 12'7"

Double bedroom fitted with a TV aerial point.

Bedroom 4/Hobby Room

9'10" x 10'6"

Versatile room that could also be used as a hobby room, fitted with a TV aerial point.

Upstairs Bathroom

6'9" x 6'5"

Fitted with a two piece suite comprising a clad bath tub with single hot and cold taps and mains fed waterfall shower over, pedestal hand wash basin with single hot and cold taps, tiled splashbacks.

Upstairs WC

5'11" x 3'0"

Fitted with a WC with cistern lever.

Upper Landing

6'5" x 6'3"

Providing access to the loft and doors to:

Bedroom 5

10'0" x 10'2"

Double bedroom providing access to the eaves and featuring a built in storage cupboard (measuring 6'04" x 3'03") and a skylight 'Velux' style window.

Bedroom 6/Study

8'2" x 16'8"

Double bedroom which could provide space for a work-at-home office, featuring a telephone point and access to the eaves, TV Aerial point.

Driveway

Providing off street parking.

Garage

16'01" x 8'02"

With power and lighting, an up and over door, rear door to the garden and the garage also houses the wall mounted consumer unit.

Garden

The property is fronted by a beautiful lawned garden with an array of flowers and plants edged by a low level brick wall. To the rear of the property you will find an impressive, large and well tended garden, mostly laid to lawn and featuring attractive plants and shrubbery. There is a concreted area to the rear and side of the property leading to the garage and established trees and hedging privately enclose this fantastic garden. There is also a spacious paved patio seating area located outside the French doors. A useful and large timber workshop is included in the sale as well. A special feature of this property are the steps that lead straight onto the promenade via a secure timber gate, land beyond this gate would be an ideal position for beach huts to be placed to enjoy the sea views and is included as part of the sale, subject to seeking the necessary consents.

Tenure

Freehold.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening hours

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 3.00pm

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,

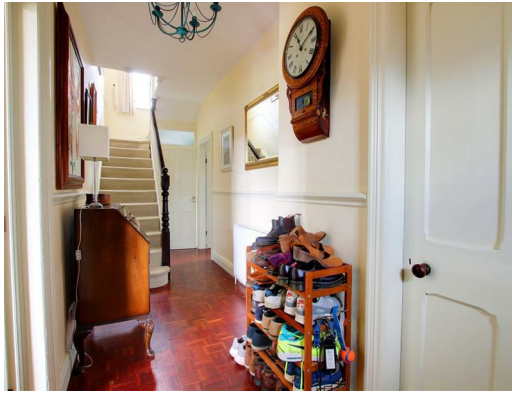
LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

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

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.

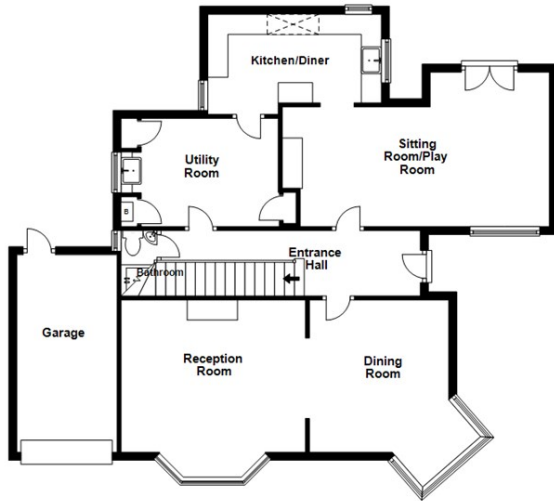




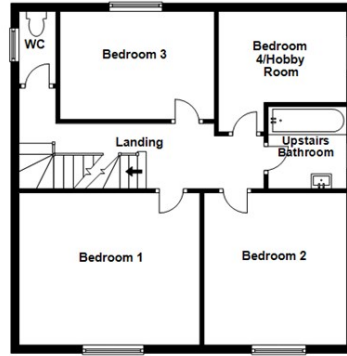




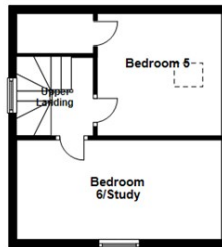
Ground Floor
Approx. 102.4 sq. metres (1102.0 sq. feet)



First Floor
Approx. 67.3 sq. metres (723.9 sq. feet)



Second Floor
Approx. 28.6 sq. metres (307.5 sq. feet)



Total area: approx. 198.2 sq. metres (2133.4 sq. feet)

Directions

From our Sutton on Sea office head along the High Street towards the Sea Front. At the end of the High Street follow the road, to the left, on to Trusthorpe Road. Continue along Trusthorpe Road and number 22 can be found a short way along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	74
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	

