



# CHOICE PROPERTIES

*Estate Agents*

Highfield Sutton Road,  
Trusthorpe, LN12 2PY

Reduced To £285,000



Choice Properties are delighted to bring to the market this impressive three bedroom detached bungalow which benefits from a shower room and a bathroom and offers beautiful well tended gardens. This immaculately presented property further benefits from solar panels which are owned outright and is located in a quiet position convenient for the beach and amenities of Sutton on Sea and Mablethorpe.

## The abundantly light and bright accommodation:

### Reception Room

17'8" x 13'11"

The sellers are part way through decorating this room. Front uPVC door leading into the light and airy reception room, fitted with an electric feature fireplace set in a marble surround with a wooden mantle, a TV aerial, wall lighting, tiled flooring and ample space for a dining table. Double opening doors leading to:

### Kitchen

9'0" x 14'5"

Newly fitted kitchen with wall and base units with worktop over, one bowl ceramic sink with drainer and mixer tap, four ring gas 'Neff' hob with a 'Neff' stainless steel extractor hood over, 'Neff' built in double oven, integrated 'Zanussi' dishwasher, space for a freestanding fridge/freezer and tumble dryer and plumbing for a washing machine, kickboard lighting, tiled flooring, mermaid boarded splashbacks and a uPVC door leading to:

### Conservatory

7'5" x 9'2"

With triple aspect windows, a uPVC door opening out into the rear garden and a sloped glass roof.

### Lobby

4'5" x 2'7"

With tiled flooring and doors to:

### Bedroom 1

13'0" x 8'9"

Spacious double bedroom with built in wardrobes that were fitted by 'Sharps Bedrooms' and come with the remainder of the outstanding warranty.

### Bathroom

13'9" x 8'3"

The sellers are part way through finishing the grouting and finishing touches to this room. Newly fitted with a three piece suite comprising a double ended bath tub with mixer tap and shower attachment, hand wash basin with mixer tap built into vanity and a WC with dual flush button, heated towel rail, part tiling; part mermaid boarding to the walls, inset spot lighting and the bathroom also houses the newly installed consumer unit and the wall mounted 'Valliant' combination boiler; supply both the central heating and hot water systems, and was only fitted in July 2022.

### Hall

9'5" x 2'10"

Fitted with laminate flooring and doors leading to the two bedrooms and shower room and providing loft access to which is partly boarded with a pull down ladder and lighting.

### Bedroom 2

9'0" x 8'11"

Double bedroom.

### Bedroom 3

7'11" x 8'11"

With laminate flooring.

### Shower Room

9'5" x 5'10"

Newly converted and fitted shower room with a modern three piece suite comprising a large walk in shower cubicle with a mains fed shower over and mermaid boarded splashbacks, hand wash basin with mixer tap and WC with dual flush button both built into vanity, integrated extractor fan, tiled flooring and a heated towel rail.

### Driveway

Providing off street parking for several vehicles.

## **Garage**

21'7" x 7'3" extending to 8'07"

Recently fitted with a new fibre glass roof and rear uPVC door the garage features power and lighting, an electric roller door, base units with worktop over and a one bowl stainless steel sink with drainer and mixer tap and the controls for the solar panels which are owned outright and come with three battery back ups for the storage of the electricity generated.

## **Garden**

The property is fronted by a sizeable and beautifully landscaped garden featuring an attractive array of flowers, shrubs and well tended hedging. A water feature sits proudly in the centre of the lawn and the frontage also benefits from a decked seating area. An expansive driveway provides off road parking for several vehicles and offers space for a caravan/motorhome. To the rear of the property you will find a low maintenance paved garden with fencing to the boundaries, an ornamental fish pond and an covered seating area with a polycarbonate roof. Outside power points and lighting can be found to the front and back of the property and the rear garden also houses the outside tap.

## **Workshop**

15'9" x 7'10"

With double opening 'French' doors from the garden, a uPVC door to front aspect, side window, power and lighting and the workshop has also been recently fitted with a new fibre glass roof.

## **Tenure**

Freehold.

## **Viewing arrangements**

By appointment 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,

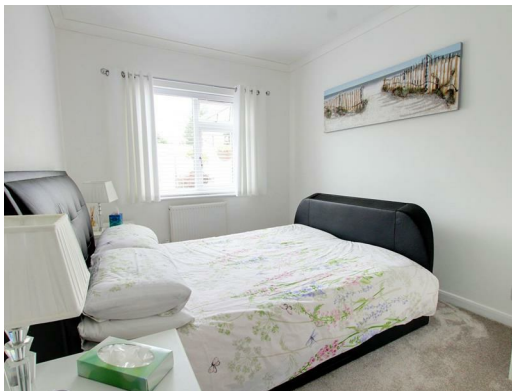
LN9 6PH

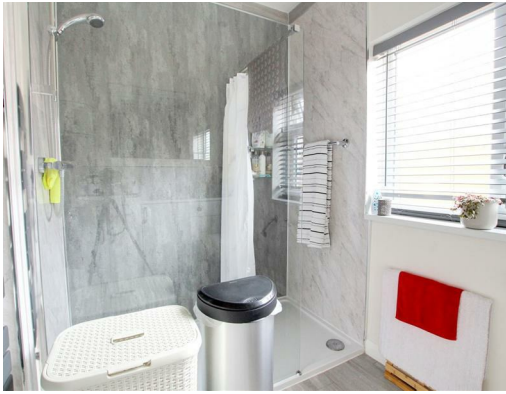
Tel. No. 01507 601 111

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.

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.

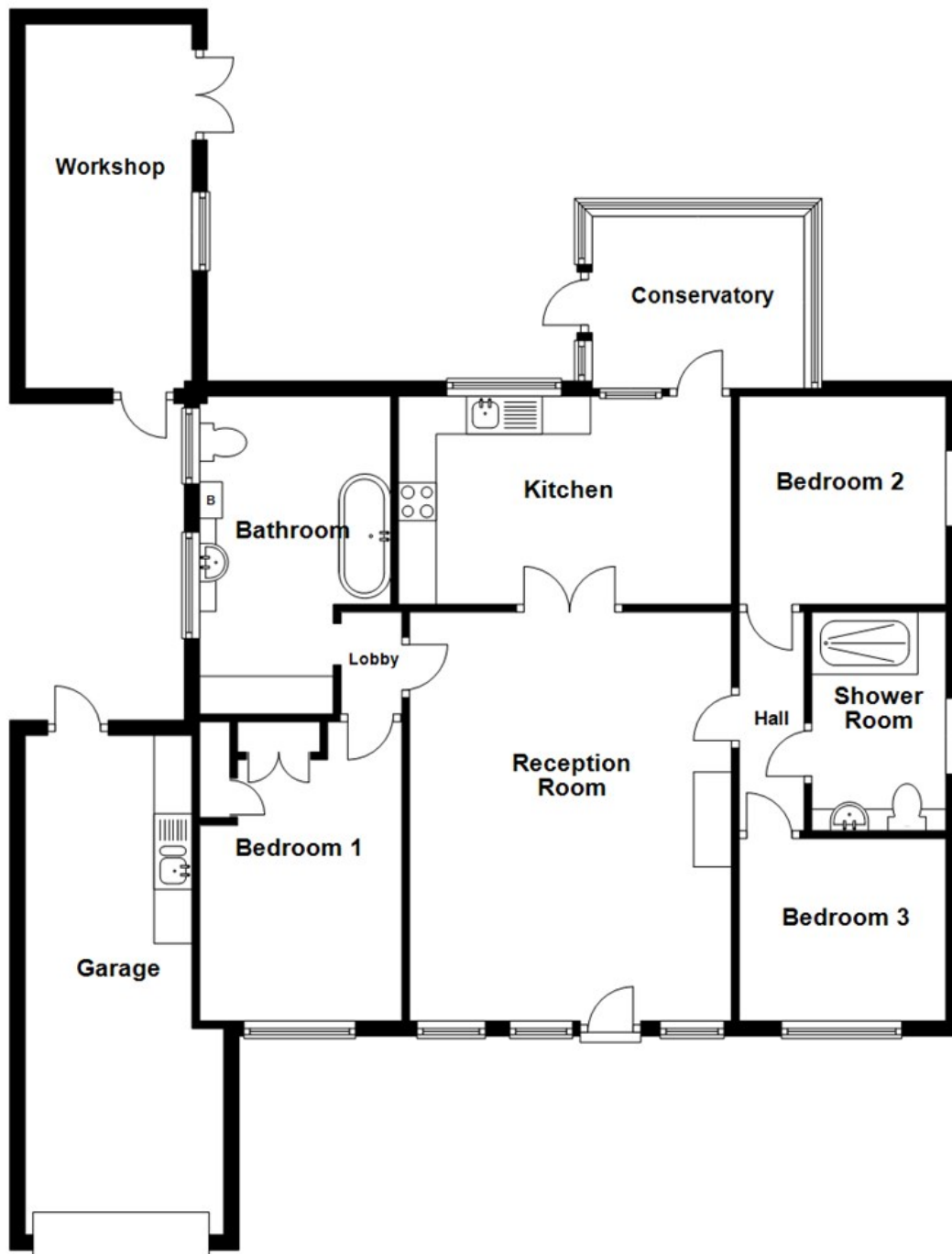






## Ground Floor

Approx. 115.3 sq. metres (1241.5 sq. feet)



Total area: approx. 115.3 sq. metres (1241.5 sq. feet)

# Directions

From our Sutton on Sea office head along the High Street towards the sea front, at the end follow the road around to the left in the direction of Mablethorpe. Continue along Trusthorpe Road leaving Sutton & entering Trusthorpe. Half way along the straight you will see a turning on you right on to the old Sutton Road. Highfield can be found on the right, set back from the road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	70
	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		
(55-60) 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	

