



# CHOICE PROPERTIES

*Estate Agents*

46 The Meadows,  
Trusthorpe, LN12 2QP

Reduced To £205,000



**\*Reduced for a limited time only!\*** Choice Properties are delighted to offer for sale this spacious two bedroom detached bungalow situated in a pleasant position at the end of a cul-de-sac only moments from the 'Blue Flag' award winning golden sandy beaches. Located in the quiet residential village of Trusthorpe, this generously proportioned bungalow is only a short drive from the local amenities and further benefits from the electricity generated from the solar panels present. Early viewing is advised to avoid missing this sizeable bungalow.

The spacious and well laid out accommodation boasts a generously proportioned layout and comprises:

### **Entrance Hall**

4'7" x 23'2"

uPVC entrance door leading into the entrance hall; featuring an airing cupboard (measuring 1'10" x 3'08") housing the newly installed wall mounted 'Baxi' combination boiler; supplying both the central heating and hot water systems, the entrance hall also features the wall mounted 'Honeywell' thermostat, loft access with a pull down ladder and doors leading to:

### **Reception Room**

14'0" x 13'11"

Light and airy reception room benefiting from a bow window to front aspect and featuring a freestanding electric feature fireplace and a TV aerial.

### **Kitchen**

13'10" x 8'5"

Fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, four ring gas 'Neff' hob with stainless steel extractor hood over, double electric 'Electrolux' oven, space for a freestanding fridge/freezer, space for a slimline dishwasher, plumbing for a washing machine, part tiling to the walls, heated towel rail, inset spot lighting and the kitchen also houses the consumer unit.

### **Dining Room/Sun Lounge**

13'5" x 7'7"

Opening to the dining room/sun room from the entrance hall; which benefits from double aspect windows and a uPVC door to the garden, a TV aerial and ample space for a dining table.

### **Bedroom 1**

13'0" x 11'0"

Spacious double bedroom with built in wardrobes up and around the bed and a TV aerial.

### **Bedroom 2**

9'11" x 11'5"

Double bedroom with a built in single wardrobe, double wardrobe, dressing table and chest of drawers.

### **Shower Room**

7'5" x 7'9"

Fitted with a three piece suite comprising a large corner shower cubicle with a mains fed shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled walls and flooring, extractor fan and a heated towel rail.

### **Garage**

16'6" x 8'2"

With an up and over door to front aspect, uPVC door to rear aspect and power and lighting.

### **Driveway**

Providing off road parking.

## **Garden**

The property is fronted by a garden laid to lawn enclosed by a low level bricked wall and steel gates to the path and driveway. In the front garden you will also find outside power points and an outside tap. To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries, benefiting from paving and shingle for ease of maintenance; but additionally featuring raised beds to the boundaries with an array of well presented plants and shrubs, a useful resin shed and a uPVC door to the rear of the garage.

## **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**

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.

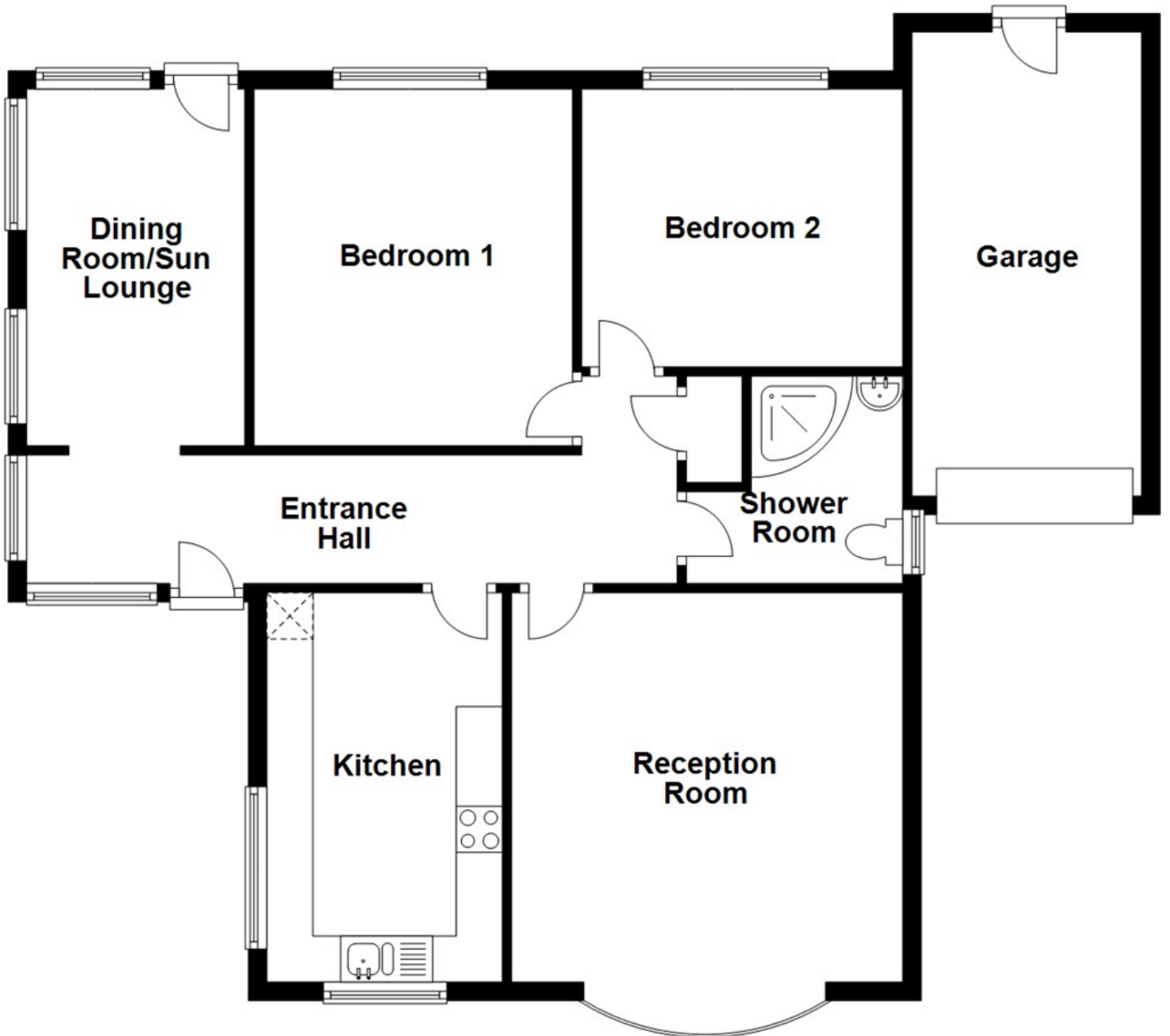
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 94.6 sq. metres (1018.1 sq. feet)



Total area: approx. 94.6 sq. metres (1018.1 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 46 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			
(81-91) B			
(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	

