



# CHOICE PROPERTIES

*Estate Agents*

13a Trusthorpe Road,  
Sutton-On-Sea, LN12 2LX

Reduced To £345,000



It is a pleasure for Choice Properties to present this most spacious three bedroom detached bungalow, located just moments away from the local amenities and golden sandy beaches of Sutton-on-Sea. This impressive property benefits from recent renovation by the current vendors including a new kitchen, bathrooms, windows and re-decoration throughout. Also featuring a privately enclosed, attractive rear garden, this super property is not one to be missed!

This abundantly light and bright internal accommodation benefits from a new gas central heating system plus uPVC double glazed windows and doors. Internally comprises:

### **Entrance Hall**

This most spacious entrance hall features a double storage cupboard with power points, shelves and a hanging rail as well as an airing cupboard housing the hot water cylinder and shower pump. Loft access with pull down loft ladder. Radiator.

### **Reception Room**

12'8" x 17'11"

Light and airy reception room benefitting from dual aspect windows. Gas fireplace set in feature surround. TV aerial point. Two radiators.

### **Dining Room**

9'1" x 11'11"

Spacious dining room with 'French' doors leading to the conservatory. Radiator.

### **Conservatory**

14'4" x 10'6"

With pitched glass roof, light and power and double opening 'French' style patio doors to the garden and decking area.

### **Kitchen/Breakfast Room**

11'10" x 11'11"

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and separate drainer with mixer tap over, four ring induction hob with extractor over, 'Neff' hide and slide oven. Spot lighting. Part tiled walls. Radiator. Power points with USB points. Dual aspect windows. Space for fridge/dishwasher. Island with storage units under and feature lighting over.

### **Utility**

7'9" x 7'5"

Fitted with wall and base units with work surfaces over, space for freestanding fridge/freezer, stainless steel sink unit, plumbing for a washing machine. Radiator. Wall mounted gas boiler.

### **Bedroom 1**

9'11" x 13'11"

A most spacious double bedroom with large built in wardrobe. TV aerial point. Radiator. Door to:

### **En-suite**

4'8" x 5'9"

Fitted with a three piece suite comprising shower enclosure with mains fed shower over, dual flush wc and hand wash basin set in vanity unit. Wall mounted towel rail.

### **Bedroom 2**

9'11" x 9'6"

Spacious double bedroom with built in wardrobe. Radiator. Power points with USB ports.

### **Bedroom 3**

9'4" x 10'0"

Double bedroom. Radiator.

## **Bathroom**

9'11" x 7'9"

Fitted with a stylish four piece bathroom suite comprising panelled bath tub with taps and shower head over, shower enclosure with mains fed shower over, dual flush wc, hand wash basin in vanity unit. Radiator. Wood panelling.

## **Driveway**

Providing off street parking for multiple vehicles.

## **Garage**

With up and over door. Power and lighting. Personal door.

## **Garden**

To the rear of the property is a privately enclosed garden which is mostly laid to lawn and features timber fencing and hedging to the boundaries. This attractive garden also features a decking area leading out from the conservatory.

## **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 D.

## **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.

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.

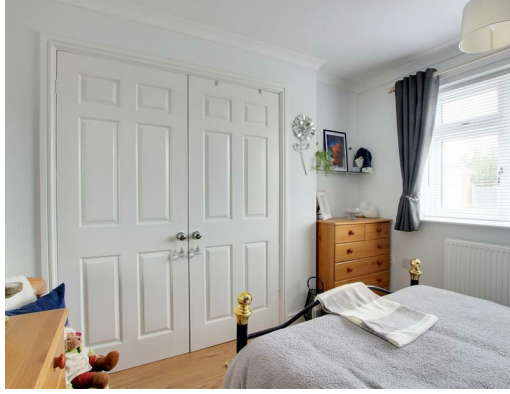




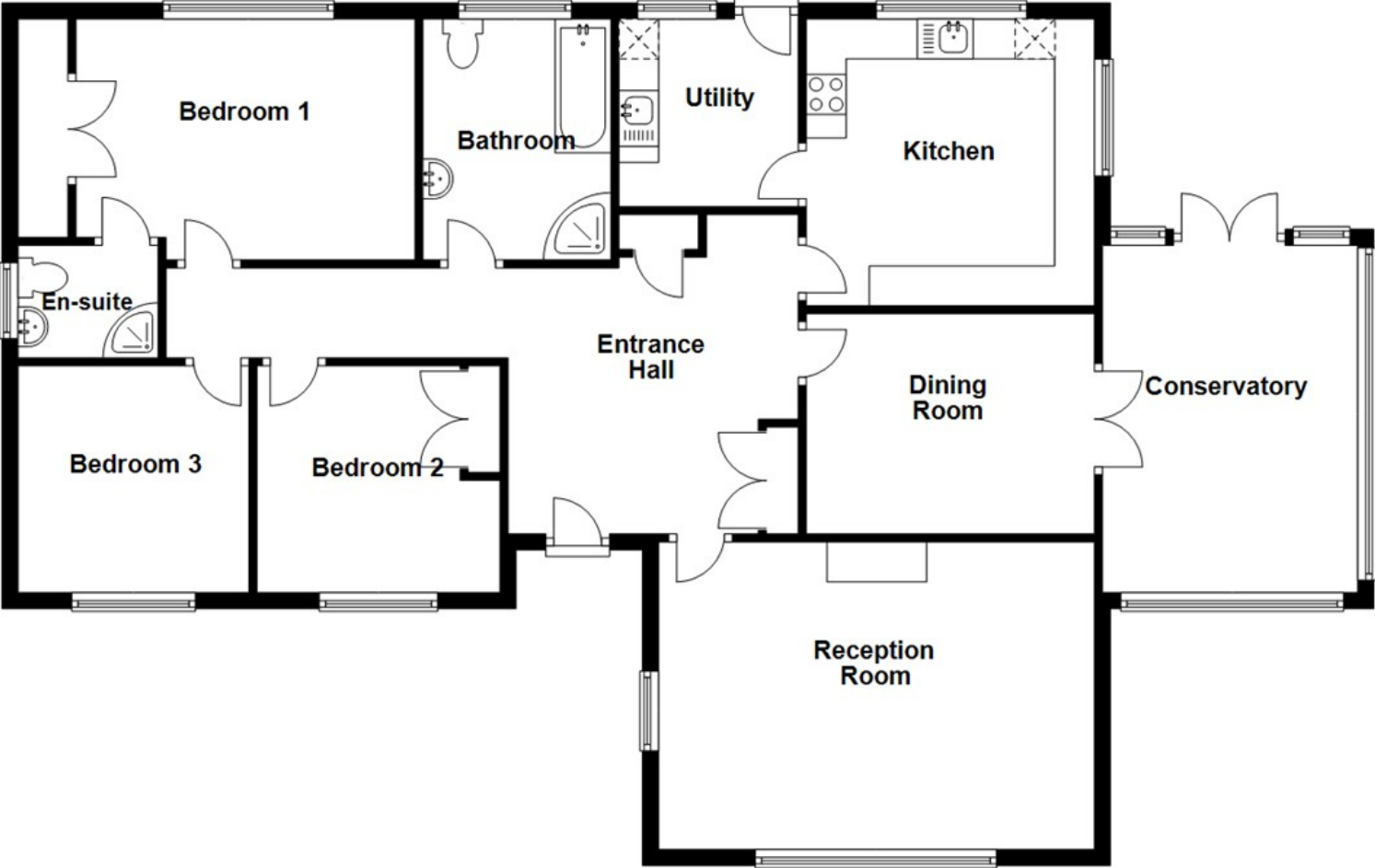








**Ground Floor**





# Directions

From our 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 then turn left immediately before the Enterprise Community Hall. At the end of the gravelled road are two detached bungalows, 13a is situated on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			58
(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	

