



CHOICE PROPERTIES

Estate Agents

Hope White Row Lane,
Trusthorpe, LN12 2QB

Price £299,950



It is a pleasure for Choice Properties to offer for sale this fantastic three bedroom detached bungalow which offers huge potential for a new owner to add their own stamp to the property. This is a wonderful opportunity to find your own tranquil haven as 'Hope' offers open views to the front and rear and is located on a peaceful private road. Sizeable and well tended gardens surround this property and early viewing is highly recommended.

The abundantly light and bright accommodation features a mains gas central heating system and comprises:

Entrance Porch

6'8" x 3'3"

uPVC entrance door leading into the entrance porch, featuring tiled flooring and an opening to the kitchen. The entrance porch also houses the wall mounted 'Potterton' combination boiler; supplying both the central heating and hot water systems.

Kitchen

6'8" x 11'5"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood over, plumbing for a washing machine, space for a freestanding 'American' style fridge/freezer, tiled flooring, part tiling to the walls and a TV aerial.

Inner Hallway

8'2" x 3'5"

With a cupboard housing the consumer unit and doors leading to:

Dining Room

13'1" x 11'9"

Fitted with an electric feature fireplace set in a feature surround, double storage cupboard, TV aerial and double opening 'French' doors to the rear garden.

Reception Room

6'7" x 11'9"

Light and airy reception room with double aspect windows and sliding patio doors to front aspect, and fitted with a gas fireplace set in a feature surround, TV aerial, two wall lights and a door leading to:

Bedroom 1

11'8" x 9'7"

Spacious double bedroom with a TV aerial and double aspect windows.

Bedroom 2

12'11" x 9'7"

Spacious double bedroom with double aspect windows, a TV aerial and access to the loft.

Bedroom 3

9'4" x 9'7"

Double bedroom with a TV aerial.

Bathroom

8'2" x 5'10"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and mains fed shower over, pedestal hand wash basin with single hot and cold taps and a WC with cistern lever, tiled walls.

Driveway

Providing off road parking.

Garage

18'00" x 9'04"

With double opening doors to front aspect, power, lighting and a side door.

Garden

The property sits on the most sizeable plot measuring approximately 0.45 acres (STS). The rear garden is mostly laid to lawn; with timber fencing to the boundaries, featuring open views to the rear, a pond, a useful timber shed, a decked seating area, an array of well established trees and shrubs and an outside tap.

Additional note

We believe the property to be of non standard construction.

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 B.

Tenure

Freehold.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening hours

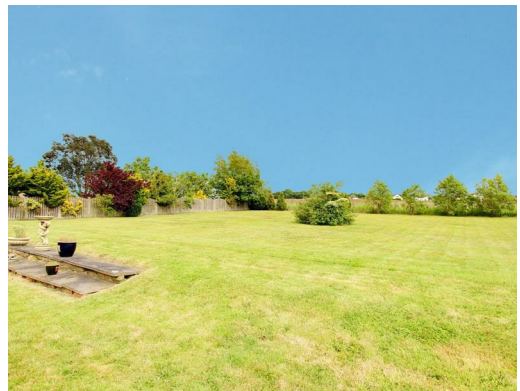
Monday - Friday: 9.00am - 5.00pm
Saturday: 9.00am - 3.00pm

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.

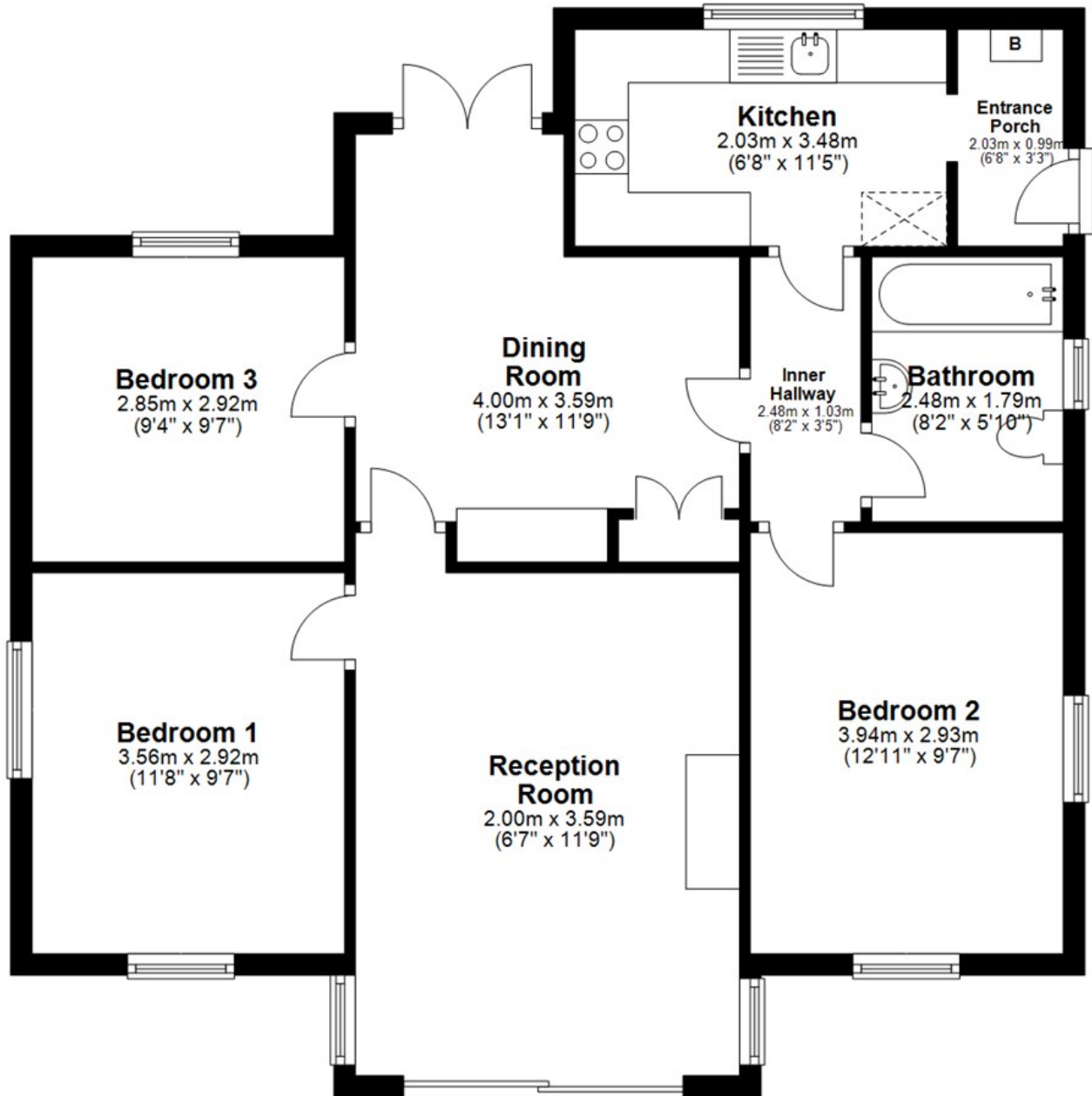
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 78.9 sq. metres (849.5 sq. feet)



Total area: approx. 78.9 sq. metres (849.5 sq. feet)

Directions

From our Sutton on Sea office head north along the A52 in the direction of Mablethorpe. As you enter Truethorpe continue along Sutton Road. On the right hand side you will see Green Field Holiday Park. Directly opposite is White Row Lane. Hope can be found at the bottom of the lane on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			64
(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 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	

