



# 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](http://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

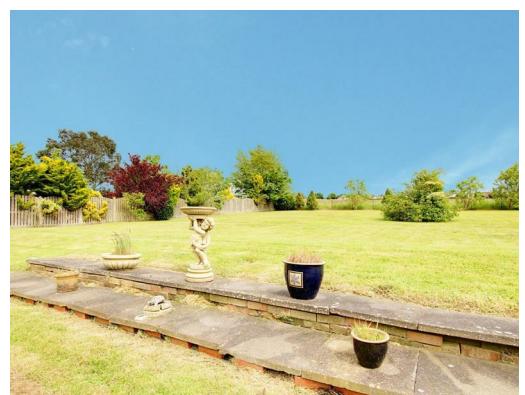
## **Making an offer**

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.

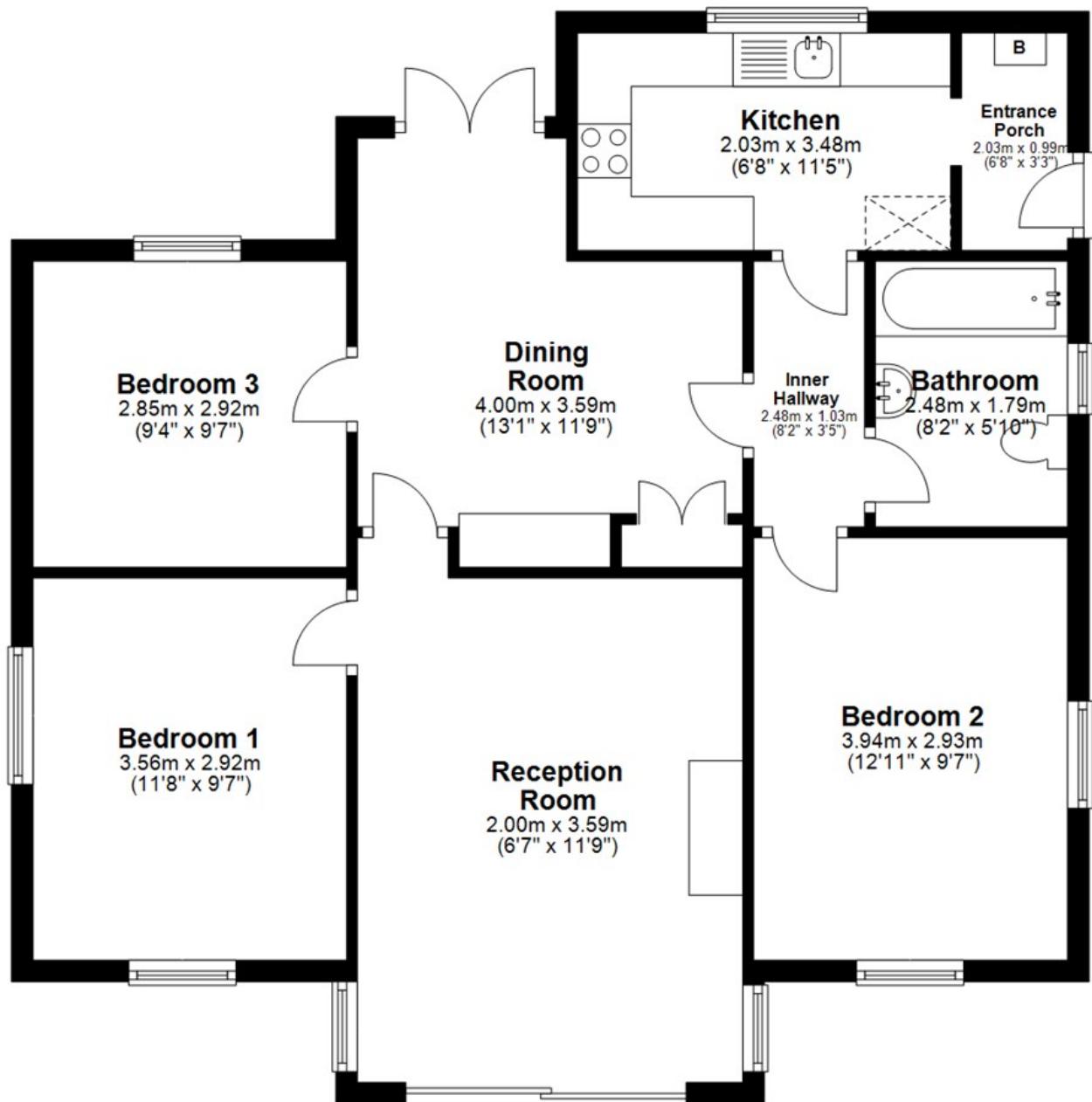
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## Ground Floor

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 Trusthorpe 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.

