



# CHOICE PROPERTIES

## *Estate Agents*

23a Trusthorpe Road,  
Sutton-On-Sea, LN12 2LX

Reduced To £265,000



Choice Properties are delighted to bring to the market this expansive and well presented two bedroom detached bungalow, situated in a sought after location, just a short distance from the local amenities and beaches. The bungalow further benefits from both driveway & garage, solar panels and has a beautiful enclosed garden to the rear. Viewing is most highly advised!

Offering generously proportioned rooms throughout, the abundantly light and beautifully maintained accommodation comprises:-

### **Entrance porch**

8'11" x 4'3"

uPVC entrance door to:-

### **Hallway**

27'0" x 4'11"

Inset spot lights to the ceiling, loft access, thermostat controls, internal door to garage, sliding door to:-

### **Reception room**

19'9" x 11'10"

Light and airy reception room, bow window to the front aspect, multi-fuel stove set into bricked feature fireplace, TV Aerial point.

### **Kitchen**

10'10" x 12'3"

Fitted with a range of wall and base units with complimentary work surfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap, integral oven, five ring gas hob with featured extractor over, fridge/freezer, space for a dining table, tiled walls and flooring, pedestrian door to the side aspect.

### **Utility room**

5'3" x 7'4"

Stainless steel sink unit with drainer and mixer tap, partly tiled walls, hot water cylinder, tiled flooring, plumbing for a washing machine.

### **Bedroom 1**

12'6" x 10'9"

Spacious double bedroom, built in wardrobes.

### **Bedroom 2**

12'4" x 10'10"

Spacious double bedroom, built in wardrobes.

### **Wet Room**

7'6" x 8'7"

Fitted with a three piece suite comprising wet room style enclosure with mains shower over, pedestal wash hand basin with mixer tap, dual flush w.c., tiled walls and flooring, inset spot lights to the ceiling. Disability aids.

### **Driveway**

Paved driveway providing off road parking.

### **Garage**

### **Garden**

To the rear of the property you will find a beautifully maintained and privately enclosed garden, with timber fencing to the boundaries. The garden is neatly laid to lawn and features a paved footpath. Directly outside the bungalow is a decked veranda, which is ideal for soaking up the sunshine or dining alfresco. To the front of the property is a gravelled garden for ease of maintenance and features a further patio seating area so you can enjoy the sun all throughout the day.

### **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 A.

### **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.

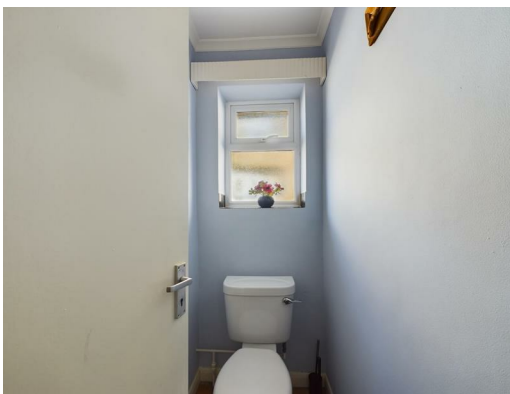
### **Making an offer**

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.

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.







# Directions

From our Sutton on Sea office head along the High Street towards the Sea Front. At the end of the High Street follow the road on to Trusthorpe Road. Continue along Trusthorpe Road and 23a can be found a short drive along on your left hand side.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         | 79        | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   | 65      |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

