



# CHOICE PROPERTIES

## *Estate Agents*

1 North Road,  
Trusthorpe, LN12 2QD

Reduced To £199,950



Choice properties are delighted to bring to the market this immaculately presented two bedroom detached bungalow situated in a peaceful and sought after location. The property further benefits from new boiler and central heating system, both driveway & garage and is being sold with no onward chain and the option to purchase fully furnished. Early viewing is highly advised!

The beautifully maintained and well laid out accommodation comprises:-

### **Hallway**

Light and airy entrance hallway, space for freestanding fridge/freezer, built in storage cupboards, doors to kitchen and:-

### **Reception room**

uPVC double glazed window to the front aspect, electric fire set into surround, TV Aerial point, telephone point.

### **Kitchen/Dining room**

Fitted with a range of wall and base unit with complimentary worksurfaces over, integral cooker, four ring hob with featured extractor hood over, plumbing for a dishwasher and washing machine, one bowl stainless steel sink unit with drainer and mixer tap.

### **Bedroom 1**

Spacious double bedroom, uPVC double glazed window to the rear aspect.

### **Bedroom 2**

Spacious double bedroom, uPVC double glazed window to the rear aspect.

### **Bathroom**

Fitted with a three piece suite comprising panelled bath with single taps and electric shower over, pedestal wash hand basin with mixer tap, dual flush w.c., extractor fan, built in airing cupboard.

### **Driveway**

Gravelled driveway providing off road parking.

### **Garage**

With up and over door, power and lighting.

### **Garden**

The rear garden is beautifully maintained with timber fencing to two of the side boundaries. The garden is mostly laid to lawn with paved footpath leading to the detached garage. There is also a gravelled section and a variety of established plants, trees and shrubbery to the borders.

### **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

### **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.

### **Viewing arrangements**

Viewing by Appointment through Choice Properties, 34 High Street, Sutton on Sea, Lincolnshire. Tel 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.

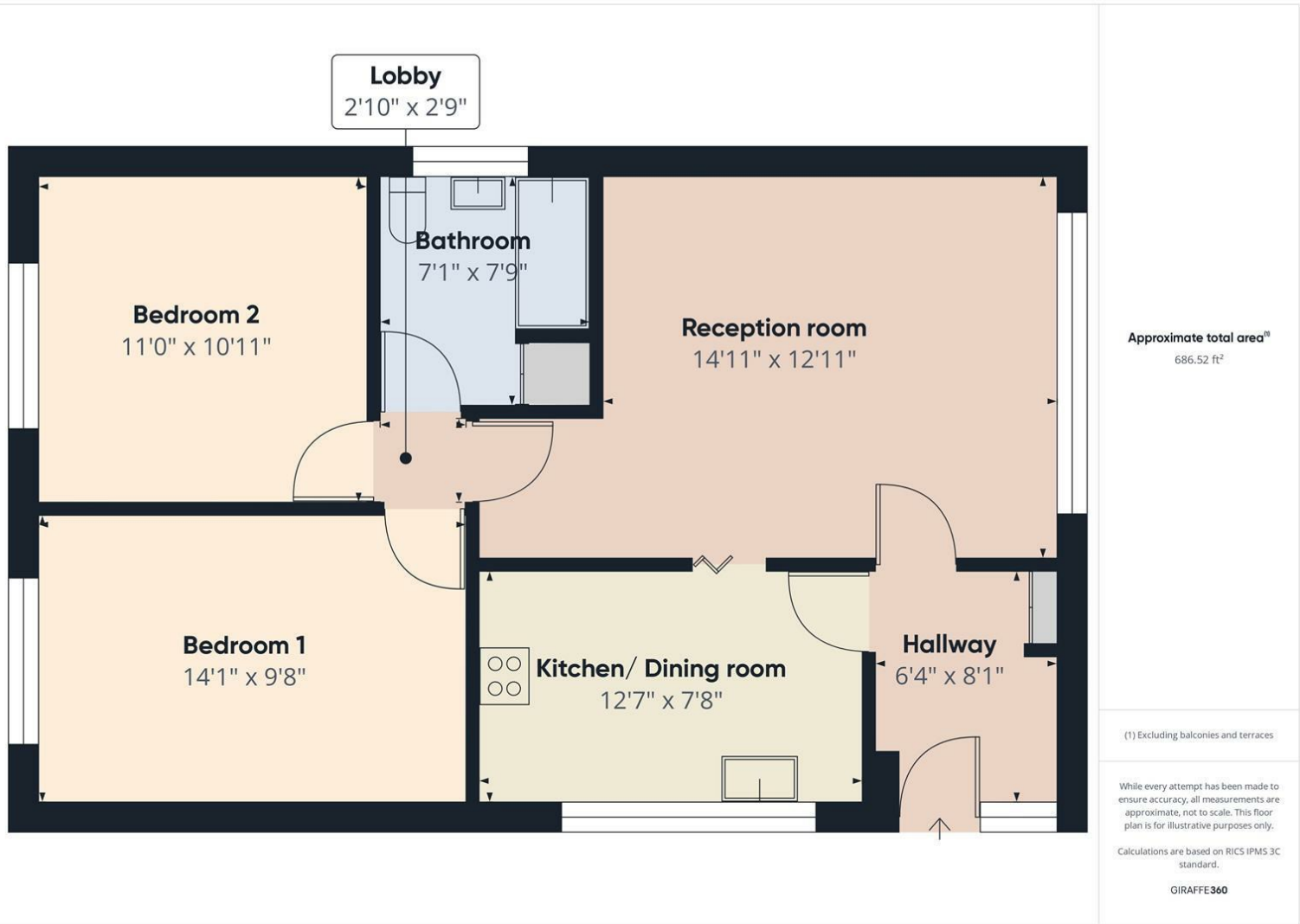
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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 office head North along the A52 towards Trusthorpe. As you enter Trusthorpe take the next left onto Main Street and then right onto North Road. Number 1 is the first bungalow you come to on your right hand side on the corner leading to The Meadows.

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		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	66		(69-80) C		
(55-68) D			(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		

