



# CHOICE PROPERTIES

*Estate Agents*

The Carousel Trusthorpe Road,  
Sutton-On-Sea, LN12 2LG

Reduced To £269,500



Choice properties are delighted to bring to market this well presented two bedroom detached house located on Trusthorpe Road situated in the seaside village of Sutton-On-Sea. The property features a well proportioned lounge, kitchen, and bathroom to the interior, and, to the the exterior, boasts a private garden, garage, and a spacious driveway providing off the road parking. Positioned a short walk away from award winning 'Blue Flag' golden sandy beaches and with no onward chain, early viewing is highly advised.

With the additional benefit of a new gas boiler, a complete rewire, and UVPC double glazing throughout, the abundantly bright internal living accommodation comprises:-

### **Entrance Hall**

5'9 x 1'8

With UVPC entrance door. UVPC window to side aspect. Internal door to :-

### **Hallway**

6'6 x 15'4

Staircase to first floor landing. Wall mounted storage cupboard. Laminate flooring. Radiator. Power points. Telephone point. Thermostat.

### **Kitchen**

8'10 x 8'8

Fitted with wall, base and drawer units with work surfaces over. one bowl stainless steel sink with drainer and mixer tap. Space for range cooker. Space for under counter fridge freezer. Laminate flooring. Radiator. Power points. External UVPC door leading to garden. UVPC window to rear aspect.

### **Lounge**

11'3 x 16'10

Large UVPC window to front aspect. Electric fireplace. Laminate flooring. Radiator. Power points. Tv aerial point.

### **Bathroom**

8'9 x 7'9

Fitted with a three piece suite comprising of panelled bath, push flush w.c, and a pedestal wash hand basin. Storage cupboard housing the hot water tank. Laminate flooring. Radiator. UVPC window to rear aspect.

### **Landing**

6'6 x 16'9

Access to loft via a loft hatch. Power points. UVPC window to side aspect.

### **Bedroom 1**

11'2 x 16'10

Spacious double bedroom with a large UVPC window to front aspect. Radiator. Power points. Tv aerial point.

### **Bedroom 2**

8'9 x 16'11

Spacious double bedroom with a large UVPC window to rear aspect. Radiator. Power points. Tv aerial point.

### **Garage**

Single garage with up and over garage door.

### **Driveway**

Providing off the road parking space for up to three vehicles.

### **Garden**

The property benefits from a fully enclosed, private, rear garden which is brought to life with a variety of mature plants, trees, and shrubbery.

### **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 B.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. 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.

## **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.



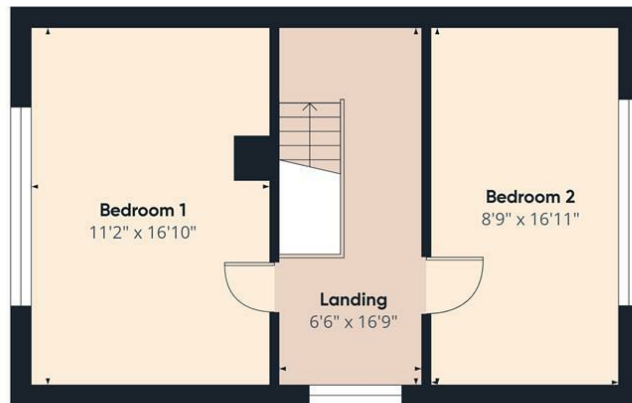








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
880.06 ft<sup>2</sup>

**Reduced headroom**  
10.05 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



# Directions

From our Sutton-On\_sea office head east along High Street and follow the road for 1km then turn left onto Trusthorpe Road. Continue for 200m and you will then find the property on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			52
(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	

