



# CHOICE PROPERTIES

## *Estate Agents*

Park Lodge Trusthorpe Road,  
Sutton-On-Sea, LN12 2LL

Price £325,000



It is a pleasure for Choice properties to bring to the market this expansive three bedroom detached bungalow, situated on a beautiful corner plot and being offered with no onward chain. This charming bungalow is well presented throughout and features several reception rooms as well as the added benefit of spacious detached garage with driveway. Early viewing is highly advised!

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

### **Entrance porch**

5'3" x 3'10"

Enter via uPVC double glazed door, door to:-

### **Hallway**

6'10" x 11'6"

Spacious and abundantly light hallway, loft access.

### **Kitchen**

15'11" x 8'11"

Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, large cooker point with featured extractor over, integrated fridge/freezer, radiator, door to:-

### **Utility**

5'6" x 4'9"

Fitted with base units with complimentary worksurfaces over, stainless steel sink unit, plumbing for a washing machine, wall mounted 'Worcester' boiler, door to w.c.

### **Dining Room**

12'9" x 9'4"

With feature opening into kitchen, ample room for a dining table, radiator.

### **Living Room**

17'10" x 12'0"

Spacious reception room with gas fire set into surround, TV Aerial point, telephone point, radiator, patio door to:-

### **Sun Room**

13'6" x 9'6"

With triple aspect windows, solid roof, laminate flooring, radiator, patio door leading out into the garden.

### **Bedroom 1**

12'8" x 11'11"

Spacious double bedroom, radiator.

### **Bedroom 2**

11'10" x 11'4"

Spacious double bedroom, radiator.

### **Bedroom 3**

8'5" x 8'5"

Single bedroom/ideal office space, fitted wall units and desk, radiator.

### **Shower room**

9'0" x 7'4"

Fitted with a modern three piece suite comprising large shower cubicle with electric shower over and glass screen, wash and basin with mixer tap set into featured vanity unit, w.c., tiled walls, heated towel rail.

### **WC**

5'4" x 2'10"

Fitted with a two piece suite comprising was hand basin set into vanity unit, w.c., tiled walls, extractor fan.

### **Driveway**

Blocked paved driveway providing off road parking.

### **Garage**

With up and over door, power and lighting, pedestrian door to the side aspect.

### **Garden**

The property sits proudly upon a corner plot with attractive gardens which feature an abundance of established plants, trees and shrubbery throughout. The gardens are privately enclosed with timber fencing to the boundaries. There is a secluded paved patio seating area which is perfect for relaxing in the sunshine or outdoor dining. A green house and useful storage shed are also included in the sale.

### **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.

### **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.

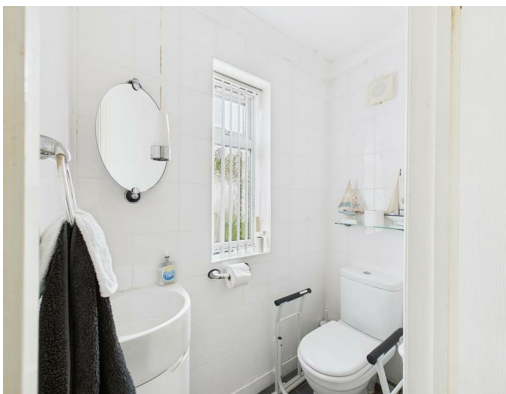
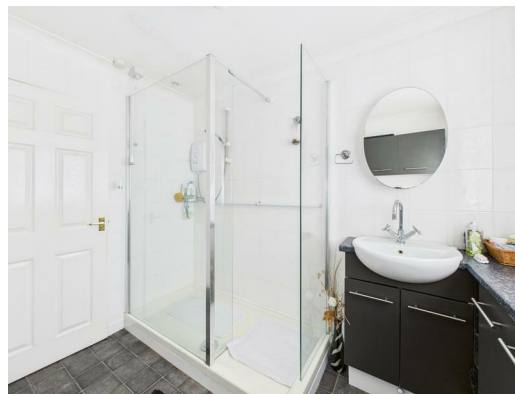
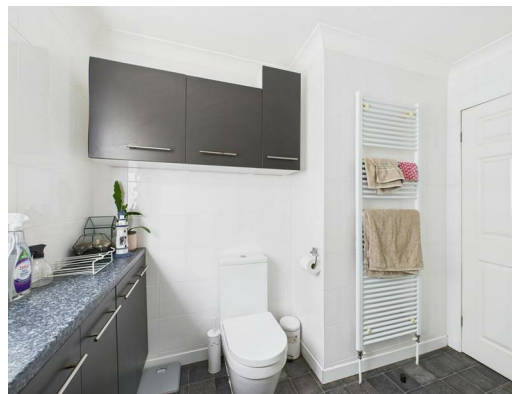
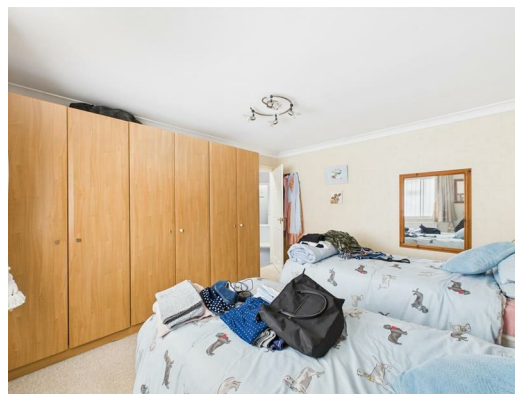
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.















Approximate total area<sup>m</sup>  
1227.19 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

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# Directions

From our 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 then left. Park Lodge can be found on the corner on your right 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		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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		

