



CHOICE PROPERTIES

Estate Agents

3 Ideal Bungalows,
Trusthorpe, LN12 2PR

Price £229,950



Choice Properties are delighted to bring to the market this spacious and beautifully presented three bedroom semi-detached bungalow, situated within the coastal village of Trusthorpe, convenient for the beach and neighbouring towns of Sutton on Sea and Mablethorpe. This superb bungalow further benefits from expansive driveway providing parking for multiple vehicles and has an attractive and generously sized garden to the rear. Early viewing is highly advised!

The property has the benefit of Gas central heating and UPVC double glazed windows & doors. The spacious and well laid out internal accommodation consists of:-

Hallway

16'4 x 4'2

With uPVC front entrance door.

Dining Room

9'11 x 9'11

Ample space for dining table and chairs, uPVC double glazed window, telephone point.

Kitchen

10'11 x 8'10

Fitted with wall and base units with complimentary work surfaces over, stainless steel sink unit with drainer with mixer tap, integrated oven and four ring gas hob with extractor over, integral fridge/freezer, plumbing for dishwasher, wall mounted electric consumer unit, part tiled walls, uPVC double glazed window.

Inner Hallway

5'9 x 3'3

Access to loft via loft hatch. Door to:-

Utility

5'10 x 5'6

Plumbing for a washing machine, space for freestanding fridge/freezer, wall mounted 'Worcester' combination boiler.

Reception Room

12'2 x 11'3

Abundantly light reception room with large uPVC double glazed window, TV Aerial point.

Office

6'7 x 10'3

With uPVC double glazed window.

Bedroom 1

12'5 x 9'5

Double bedroom with uPVC double glazed window.

Bedroom 2

8'0 x 11'11

Double bedroom with uPVC double glazed window.

Bedroom 3

8'1 x 12'1

Double bedroom with uPVC double glazed window.

Bathroom

7'10 x 8'10

Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with single taps, w.c., fully tiled walls, uPVC double glazed window.

Driveway

Gravelled driveway providing off road parking for ample vehicles including a caravan/motorhome.

Garden

To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. Part of the garden is neatly laid to lawn and features an abundance of colourful plants, trees and shrubbery throughout. There's a paved patio seating area which is perfect for relaxing in the sunshine or dining alfresco. A paved footpath leads down to the storage garage and a garden shed. There is also a featured pond.

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

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

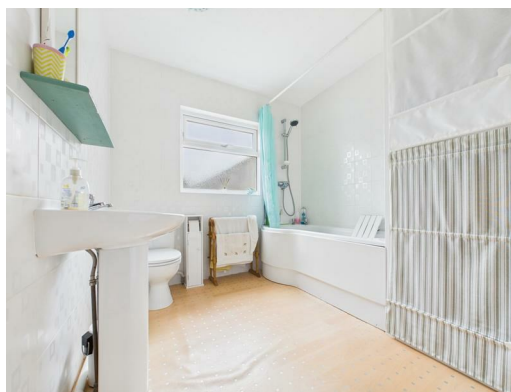
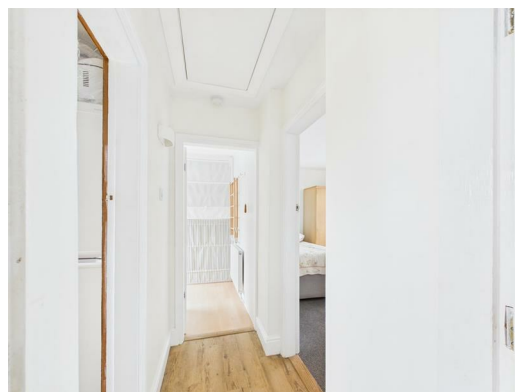
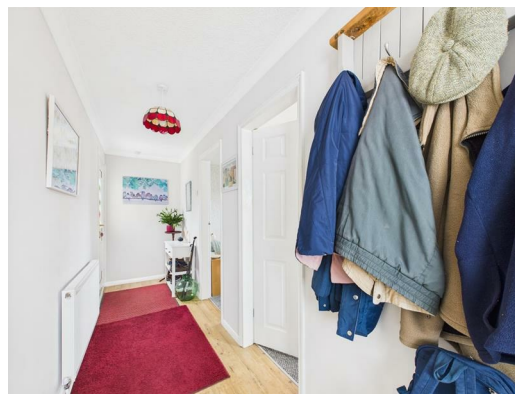
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.









Approximate total area^m
931 ft²

(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 Sutton on Sea office, turn left and head North towards Mablethorpe. Follow along the A52, 3 Ideal Bungalows can be found on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		80	(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

