



# CHOICE PROPERTIES

## *Estate Agents*

Highfield Trusthorpe Road,  
Sutton-On-Sea, LN12 2LN

Price £249,950



It is a pleasure for Choice Properties to bring to the market this two bedroom detached bungalow situated in the most sought after location and being offered with no onward chain. This spacious property further benefits from two reception rooms, driveway with garage and sits proudly upon a well maintained and generously sized plot. Early viewing is highly advised!

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

### **Entrance porch**

2'10" x 5'2"

Enter via uPVC double glazed door to the side aspect, door to:-

### **Hallway**

2'7" x 10'2"

L-Shaped hallway, loft access.

### **Reception room**

12'11" x 17'4"

Spacious reception room, featured uPVC double glazed bow window to the front aspect, electric fire set into featured surround, TV Aerial point, telephone point.

### **Kitchen**

9'11" x 10'10"

Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, integral oven and microwave, four ring hob with featured stainless steel extractor hood over, fridge/freezer, dishwasher, washing machine, partly tiled walls.

### **Sun room**

16'2" x 10'7"

Spacious sun room with solid roof, inset spotlights to the ceiling, dual aspect windows, uPVC double glazed French patio doors leading out into the garden.

### **Bedroom 1**

12'10" x 14'3"

Remarkably spacious double bedroom, uPVC sliding patio doors leading out into the sunroom, door to:-

### **En-suite shower room**

5'7" x 7'7"

Fitted with a three piece suite comprising large shower cubicle with mains 'Waterfall' shower over, wash hand basin set into vanity unit, dual flush w.c, tiled splash backs.

### **Bedroom 2**

9'10" x 10'3"

Spacious double bedroom with pedestrian door leading into the sun room.

### **Bathroom**

6'10" x 6'8"

Fitted with a three piece suite comprising panelled corner bath with mains shower attachment over, pedestal wash hand basin, w.c., tiled walls and flooring.

### **Driveway**

Paved driveway providing off road parking for several vehicles including a caravan/motorhome.

### **Garage**

9'0" x 16'9"

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

## **Garden**

The property sits proudly upon generously sized gardens. To the front of the bungalow is a neatly laid to lawn garden which is privately enclosed with timber fencing to the boundaries. A timber gate to the side provides access to the rear garden where you will find paved and lawned gardens with fencing to the boundaries. There's a paved patio seating area which is perfect for relaxing in the sunshine or outdoor dining.

## **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.

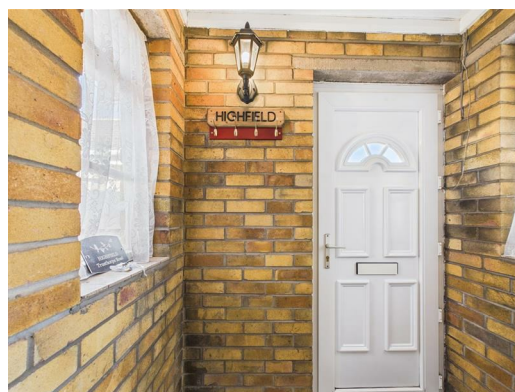
## **Viewing arrangements**

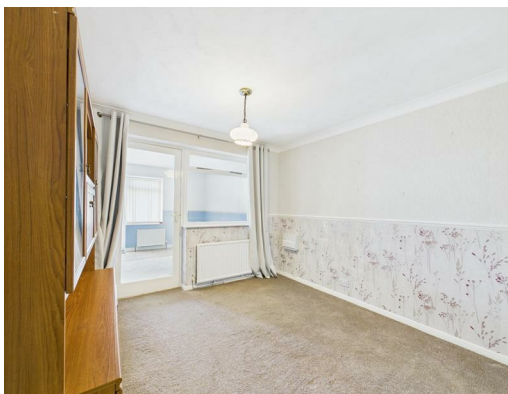
Viewing by appointment through Choice Properties on 01507 443777.

## **Opening hours**

Monday - Friday: 9:00am - 5:00pm  
Saturday: 9.00am - 3.00pm

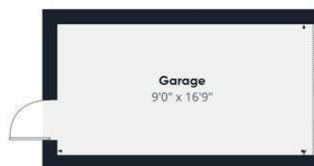
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Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1105 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

From our Sutton-on-Sea office head along the High Street towards the sea front, at the end follow the road around to the left in the direction of Mablethorpe. Continue along Trusthorpe Road and take your sixth turning on the left on to Old Trusthorpe Road. Highfield can be found a short distance along on the left hand side.

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

