

Buy. Sell. Rent. Let.



North Road, Trusthorpe



When it comes to  
property it must be

  
**lovelle**



OIRO £195,000



REDUCED BY MOTIVATED SELLER! Here we have for sale is a TWO Bed TWO Reception room Detached bungalow situated in a quiet sooth after location in Trusthorpe. The Bungalow sits proudly on a corner plot with off road parking. The bungalow has been adapted to allow access to all room for disability purposes.

#### Key Features

- Detached Bungalow
- TWO Bedrooms
- TWO Reception Rooms
- Rear Gardens

- Driveway
- Garage
- EPC rating D
- Tenure: Freehold





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The property comprises of Entrance Hall, Lounge, Dining Room, Kitchen, TWO Bedrooms and Shower Room. With Rear Garden, Driveway, Garage and Workshop.

## Entrance Hall

2.36m x 1.74m (7'8" x 5'8")

With Upvc entrance door with windows, radiator, textured ceiling and doors leading into;

## Lounge

3.96m x 4.51m (13'0" x 14'10")

Large window to front elevation, two radiators, gas fireplace set in surround, textured ceiling, power points and tv point.

## Dining Room

3.98m x 5.54m (13'1" x 18'2")

Double aspect windows to front and side elevation, two radiators, textured ceiling, power points and door into garage.

## Kitchen

2.31m x 4.13m (7'7" x 13'6")

Window to side elevation, fitted with a range of base and wall units with worktop over, stainless steel one bowl sink with drainer, space for cooker with hood over, space for fridge freezer, plumbing for washing machine, tilled splashback and power points. The kitchen houses the wall mounted 'Ideal' combination boiler; which supply's the central heating and hot water system.

## Lobby

1.43m x 1.93m (4'8" x 6'4")

With loft access and doors leading into;

## Bedroom One

2.93m x 4.27m (9'7" x 14'0")

Window to rear elevation, Double bedroom, power points and tv point.

## Bedroom Two

3.36m x 3.35m (11'0" x 11'0")

Window to rear elevation, Double bedroom, power points and tv point.

## Shower Room

1.43m x 1.93m (4'8" x 6'4")

Obscure window to side elevation, a wet room with electric 'Redring Selectronic' shower, wash hand basin, WC, partly tilled walls, mermaid board, extractor fan and airing cupboard.

## Garage and Workshop

2.47m x 4.9m (8'1" x 16'1")

Door from dining room, power and lighting and access to rear of property.

## Rear Garden

The rear garden is fully enclosed with fencing to all perimeters to define the boundary. The rear garden is low maintenance paved with mature trees, shrubs and flowers. With two timber sheds.

## Front

The front of the property is laid to lawn with a concrete pathway leading to the front entrance. There is a variety of mature trees and shrubs with a hedge border.

## Location

Trusthorpe is a small seaside resort on the East Lincolnshire coast, between the larger resorts of Mablethorpe and Sutton on Sea, and being approximately 15 miles north of Skegness. Mablethorpe and Sutton on Sea have a range of shops, bars and restaurant.

## Directions

From our office on Victoria Road, travel South along the A52 as though heading towards Sutton on Sea. Continuing along the A52 you reach Trusthorpe. The road will bear left sharply. On the bend turn right onto Trusthorpe's Main Road . Take your first right onto North Road and the property is on the right hand side.

## Services

The property has mains electric, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this.

The Property is Placed In Tax Band C. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

## Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.



## How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

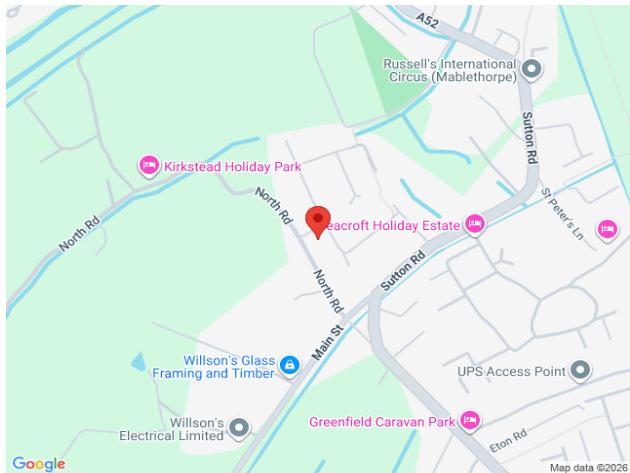
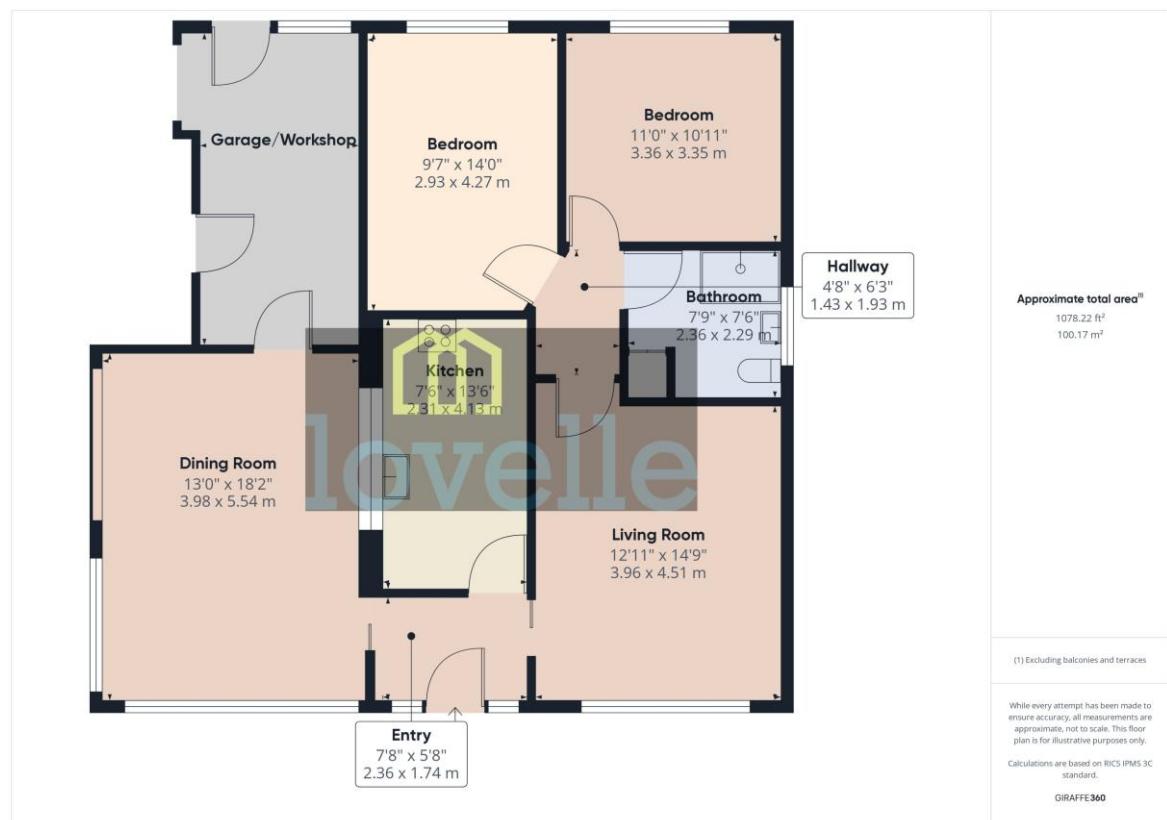
## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





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