



# CHOICE PROPERTIES

*Estate Agents*

10 Campling Way,  
Trusthorpe, LN12 2UJ

Reduced To £293,950



Choice Properties are delighted to bring to the market this superb three bedroom (one en suite) detached bungalow which sits on a fantastic large plot of gardens. This spacious property is located in a quiet residential position within easy reach of neighbouring Mablethorpe and Sutton on Sea.

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

### **Hallway**

Light and airy reception room, two built in storage cupboards, wall mounted thermostat controls.

### **Reception room**

11'09" x 19'04"

Abundantly light and airy reception room, fireplace set into featured marble effect surround with wooden mantle, TV Aerial point, carpeted, radiator.

### **Kitchen/Dining room**

15'08" x 17'11"

Fitted with a range of wall and base units with complementary worksurfaces over, one and a half bowl resin sink unit with drainer and mixer taps, integral cooker with four ring gas hob and featured stainless steel extractor over, space for fridge/freezer, ample space for a dining table, partly tiled walls, under cupboard lighting, inset spot lights to the ceiling, radiator, doors to conservatory and:-

### **Utility room**

7'09" x 5'05"

Fitted with wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer, space for tumble dryer, plumbing for a washing machine, partly tiled walls, wall mounted 'Worcester' Ideal boiler, pedestrian door to the side aspect.

### **Conservatory**

10'11" x 10'01"

With triple aspect windows, French double opening patio doors to the rear aspect, radiator, inset spot lights.

### **Bedroom 1**

11'11" x 11'08"

Remarkably spacious double bedroom, built in bed frame with featured drawers, wardrobes and dresser, carpeted, radiator.

### **En-suite Shower room**

8'08" x 3'08"

Fitted with a three piece suite shower cubicle with mains shower over, pedestal wash hand basin with single taps, w.c., partly tiled walls, tiled flooring, inset spot lights to the ceiling, extractor fan.

### **Bedroom 2**

9'03" x 11'07"

Remarkably spacious double bedroom, carpeted, radiator.

### **Bedroom 3**

7'10" x 12'02"

Spacious double bedroom, with built in bed frame and wardrobe, carpeted, radiator.

### **Bathroom**

10'11" x 6'06"

Fitted with a three piece suite comprising panelled bath with single taps and mains fed shower head over, pedestal wash hand basin with single taps, w.c., tiled flooring, partly tiled walls, inset spot lights to the ceiling, built in full length storage cupboard; with mirrored door, radiator.

## **Driveway**

Providing off road parking.

## **Garage**

9'10" x 17'09"

Featuring an up and over door, side window and power and lighting.

## **Garden**

The property is fronted by a sizeable low maintenance gravelled garden. To the rear of the property you will find a large and well tended garden which is partly laid to lawn and also features gravelled borders, a gravelled seating area and a paved patio. A greenhouse, metal shed and timber 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.

## **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**

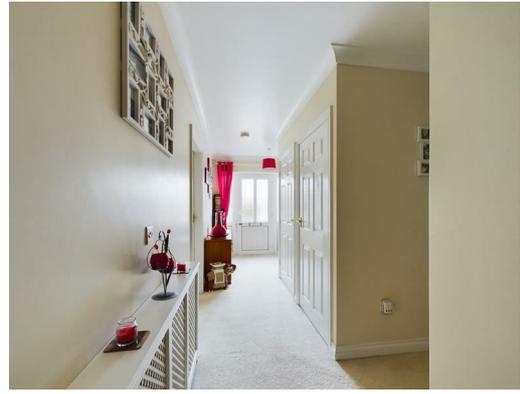
By appointment through Choice Properties on 01507 472016.

## **Opening hours**

Monday to Friday 9.00am to 5.00pm

Saturday 9.00am - 3.00pm

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>  
1368.93 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 Mablethorpe office head South along Victoria Road (A52). After leaving Mablethorpe and entering Trusthorpe turn right into Camping Way.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		75	
(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	

