



# CHOICE PROPERTIES

## *Estate Agents*

3 Church View,  
Trusthorpe, LN12 2FL

Price £275,000



Choice Properties offer for sale this three bedroom detached bungalow situated in a quiet position, on a private road in the residential village of Trusthorpe. Offering a generously sized interior layout, privately enclosed gardens, and driveway, early viewing is most certainly advised with the property being sold with no onward chain.

Having the benefit of a mains gas central heating system and uPVC double glazing throughout, the generously proportioned accommodation comprises:-

### **Hallway**

3'02" x 12'10"

Front uPVC door leading into 'L' shaped hallway with loft access, the wall mounted thermostat and doors to:

### **Reception Room**

18'08" x 12'10"

Light and airy reception room fitted with an electric feature fireplace, TV aerial and providing ample space for a dining table.

### **Kitchen**

13'06" x 9'04"

Fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, four ring hob with extractor hood over, integrated electric oven, space and plumbing for a washing machine, integrated dishwasher, partly tiled walls, uPVC door to side aspect and the kitchen also houses the wall mounted 'Viessmann' combination boiler; supplying both the central heating and hot water systems.

### **Bedroom 1**

12'06" x 12'06"

Spacious double bedroom with a TV aerial and an array of fitted wardrobes.

### **Bedroom 2**

12'07" x 9'09"

Double bedroom with fitted wardrobes up and around the space for the bed frame and sliding patio doors to:

### **Bedroom 3**

16'04" x 9'03"

Double bedroom with a TV aerial and single uPVC door to:

### **Bathroom**

8'04" x 9'04"

Sizeable bathroom fitted with a four piece suite comprising a panelled bath tub with single hot and cold taps, shower cubicle with mains fed shower head over, hand wash basin with single hot and cold taps; built into vanity and a WC with dual flush button, tiled walls and an extractor fan.

### **Conservatory**

9'00" x 17'05"

Benefiting from triple aspect windows, double opening 'French' doors to the garden, wall lighting, a polycarbonate apex roof, TV aerial and radiator.

### **Driveway & Car Port**

Block paved driveway providing off road parking with a uPVC car port.

### **Garden**

To the rear of the property you will find a privately enclosed garden with is paved and laid with artificial grass for ease of maintenance. The rear garden additionally benefits from an array of well established shrubs, as well as a useful timber shed, an array of areas for outdoor dining and entertaining and beautiful open views to the rear.

### **Tenure**

Freehold.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 443777.

### **Opening hours**

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

### **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.

### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

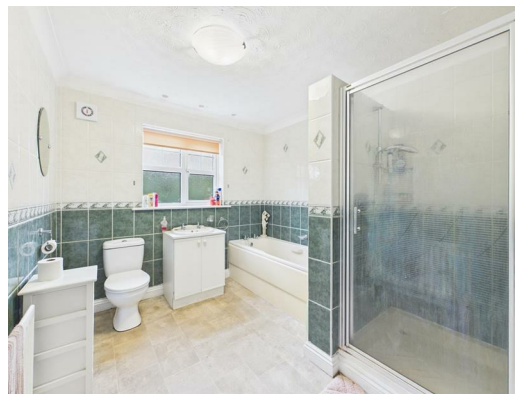
Tel. No. 01507 601 111

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.

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>  
1096 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 North along the A52 towards Trusthorpe. As you enter Trusthorpe take the next left onto Main Street, then right into North Road. Take your first right into The Meadows then take your next left and then immediate right onto the next part of The Meadows. The road 'Church View' can be found at the end of the road. Head onto Church view and the property can be found on your left hand side, down the private road.

| 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                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

