



CHOICE PROPERTIES

Estate Agents

12 Campling Way,
Trusthorpe, LN12 2UJ

Price £310,000



It is a pleasure for Choice Properties to offer for sale this well presented and spacious three bedroom (one en-suite) detached bungalow, ideally located for easy access to the golden sandy beaches and the local amenities of both Mablethorpe and Sutton on Sea. Boasting generously proportioned rooms with triple glazing throughout and further benefitting from generous, privately enclosed gardens to the rear, early viewing is certainly advised!

Benefitting from gas central heating and uPVC triple glazing throughout, this spacious accommodation comprises:

Entrance Hall

Composite front entrance door. Tiled flooring. Built in storage cupboards. Radiator.

Reception Room

Light and airy reception room with dual aspect windows including an angled bay window to the front. TV aerial point. Two radiators.

Kitchen

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer with mixer tap, integrated oven and five ring gas hob with extractor over, space for freestanding fridge/freezer and space for dining table. Radiator. Tiled flooring. Part tiled walls.

Utility Room

Fitted with base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, plumbing and space for a washing machine and dishwasher, wall mounted 'Ideal' combination boiler. Tiled flooring and part tiled walls.

Conservatory

With a pitched polycarbonate roof, radiator and double opening patio doors leading to the garden.

Bedroom 1

Spacious double bedroom. Radiator.

En-Suite

Fitted with a three piece suite comprising a shower enclosure with mains fed shower over, hand wash basin set in vanity unit, and dual flush wc. Tiled walls and flooring. Radiator.

Bedroom 2

Spacious double bedroom. Radiator.

Bedroom 3

Double bedroom. Radiator.

Shower Room

Fitted with a three piece suite comprising a large walk in shower enclosure with mains fed shower over, hand wash basin set in vanity unit and dual flush wc. Tiled flooring and part tiled walls. Radiator.

Driveway

Providing ample off road parking.

Garage

With up and over door, power and lighting.

Gardens

The property is fronted by a low maintenance, gravelled garden. To the rear of the property you will find a generously sized, privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn and further benefits from a number of paved patio areas, one of these being covered, and a large useful timber shed.

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 C.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

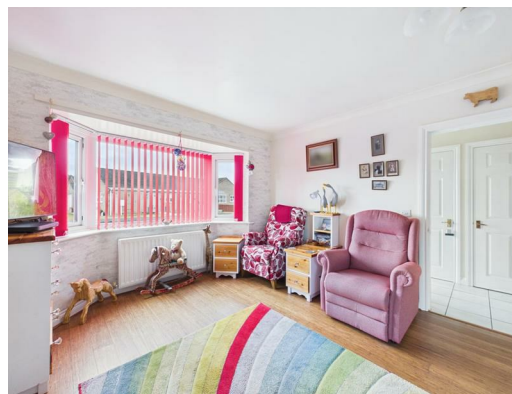
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

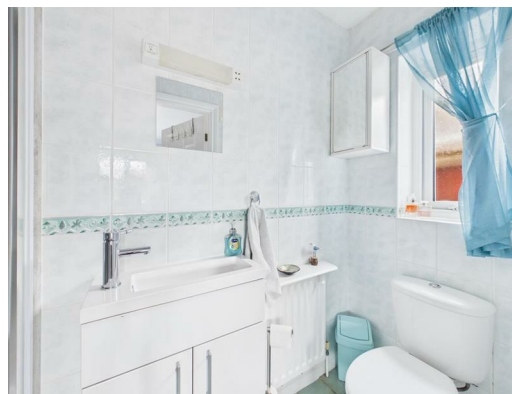
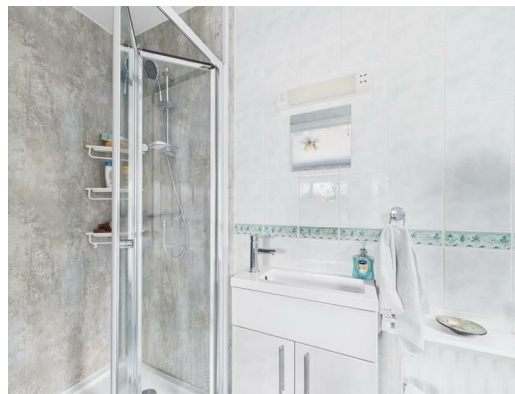
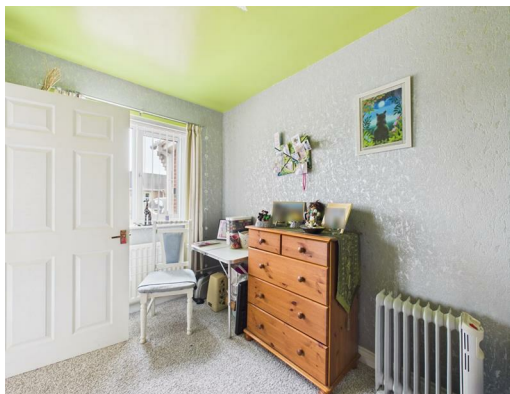
Making An Offer

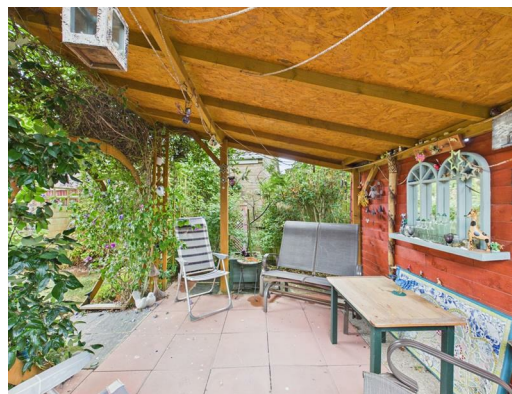
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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.









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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

