



CHOICE PROPERTIES

Estate Agents

Kennedy House Trusthorpe Road,
Sutton-On-Sea, LN12 2LG

Price £200,000



Choice Properties are delighted to bring to the market this substantial three bedroom, two reception room, detached dormer bungalow, offering an exciting opportunity for a renovation project. The property has unfortunately sustained significant fire damage and requires a full refurbishment throughout but therefore offers huge potential. Early viewing advised.

The generously proportioned accommodation comprises:

Front entrance

10'11 x 4'7

Door leading to:

Hallway

5'11 x 12'4

Doors leading to:

Kitchen

7'4 x 10'10

Reception / sunroom

16'3 x 23'11

Lounge

12'3 x 18'2

Bathroom

7'4 x 6'0

WC

4'3 x 2'11

Bedroom 1

10'6 x 8'10

Landing

5'11 x 8'2

Access to the loft, doors leading to:

Bedroom 2

12'9 x 15'8

Bedroom 3

12'2 x 15'6

WC

2'9 x 5'1

Driveway

Provides space for off road parking.

Garage

Detached garage with up and over door.

Garden

The front of the property is gravelled. To the rear of the property you will find a privately enclosed garden.

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 B.

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.

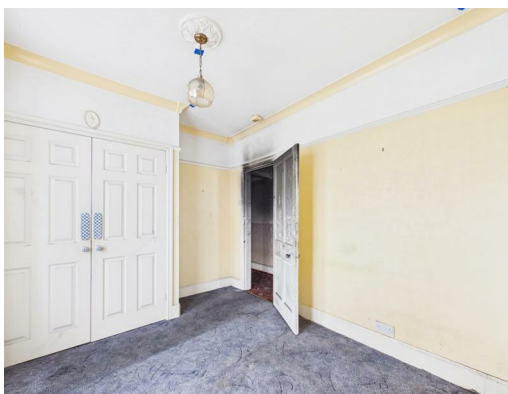
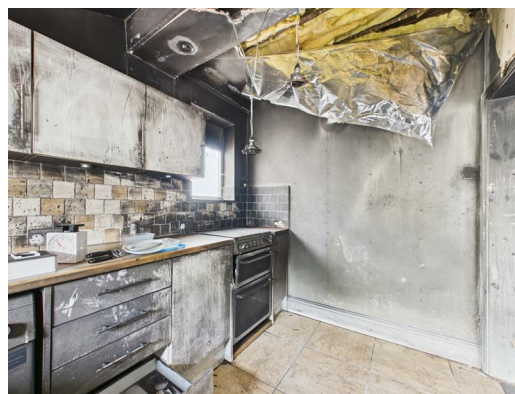
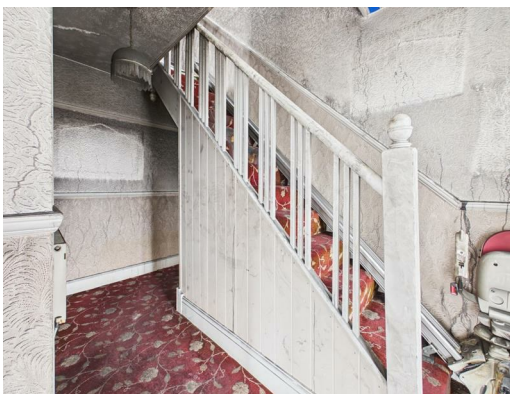
Viewing arrangements

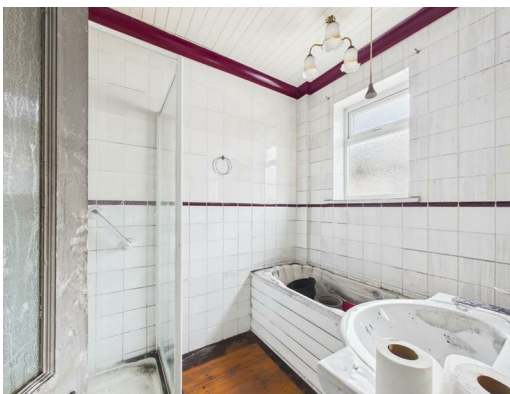
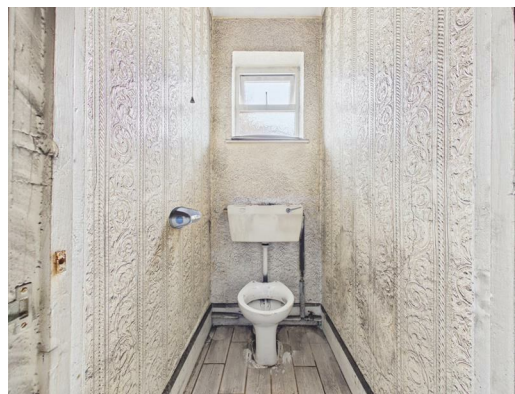
Viewing by appointment through Choice Properties Sutton on 01507 443777.

Opening hours

Monday - Friday: 9:00am - 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.







Floor 0



Floor 1



Approximate total area⁽¹⁾
1399 ft²

Reduced headroom
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

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

GIRAFFE 360

Directions

From our 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 Trusthorpe Road. Kennedy house can be found on your right 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 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		

