

Buy. Sell. Rent. Let.



Trusthorpe Road, Trusthorpe



When it comes to  
property it must be

  
**lovelle**



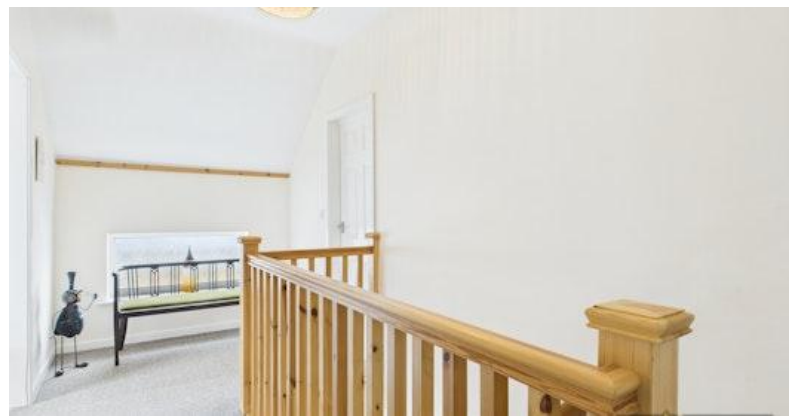
Guide price £180,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000  
Lovelles are pleased to present this spacious two double bed detached property benefitting from NO UPWARD CHAIN. The property is located within a short walk to the beach in Sutton On Sea.

### Key Features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000
- No Onward Chain
- Two Double Bedrooms
- Enclosed Rear Garden
- Close To The Beach
- Garage and Driveway
- EPC rating E
- Tenure: Freehold





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Lovelles are pleased to present this spacious two double bed detached property benefitting from NO UPWARD CHAIN. The property is located within a short walk to the beach in Sutton On Sea. The property is located within a short walk to the beach in Sutton On Sea. The property comprises of Entrance Hall, Lounge, Kitchen, Bathroom and Two Bedrooms. With Rear Garden, Driveway and Garage.

### Entrance Hall

1.78m x 0.38m (5'10" x 1'2")

Entry gained via a UPVC door, window to side and door into;

### Hallway

2.01m x 4.71m (6'7" x 15'6")

Access to all rooms, staircase to first floor, radiator, power points , telephone point and storage cupboard.

### Lounge

3.4m x 5.14m (11'2" x 16'11")

Large picture window to front elevation, feature electric fireplace , radiator, tv point and power points.

### Kitchen

2.71m x 2.61m (8'11" x 8'7")

Window to rear elevation, a fitted kitchen with a range of base and wall units with worktop over, one bowl stainless steel sink unit with drainer, space for cooker, space for under counter fridge, tiled splashbacks, radiator and power points. Door out to rear garden.

### Bathroom

2.64m x 2.34m (8'8" x 7'8")

Obscure window to rear elevation, a three piece suite comprising of bath, pedestal wash hand basin, WC, built in storage cupboard housing hot water tank , partly tiled walls and radiator.

### Landing

1.94m x 5.14m (6'5" x 16'11")

Window to side elevation, access to both rooms , access to loft via a loft hatch and power point.

### Bedroom One

3.4m x 5.13m (11'2" x 16'10")

Large picture window to front elevation, double bedroom, radiator , power points and tv point.

### Bedroom Two

2.69m x 5.15m (8'10" x 16'11")

Large picture window to rear elevation, double bedroom, radiator, power points and tv point.

### Rear Garden

To the rear you will find a well maintained rear garden laid to lawn with a variety of mature trees , plants and shrubs. The garden is private and has hedging and fencing to define the boundary and create privacy.

### Driveway

The front of the property is laid to gravel with a concrete driveway to the side allowing several vehicles to park. With fencing to all sides.

## Garage

With up and over door.

## Location

Sutton On Sea with its sandy beaches is situated on the east Lincolnshire Coast. There is a range of facilities including primary school, doctors surgery, range of shops and businesses being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approximately 3 miles to the north and has additional amenities including a cinema and sports centre. Secondary Schools both Grammar and comprehensive can be found at the market town of Alford approximately 6 miles away.

## Directions

From our office Head south-east on Victoria Rd/A52 towards The Boulevard, Continue to follow A52 for 1.7 miles, Turn right onto Trusthorpe Road, follow the road and the property can be found on the right hand side.

## Services

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

## Agents Note

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.

## Viewings

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.

## 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.

## EPC

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.

## Auction Terms And Conditions

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
 876 ft<sup>2</sup>  
 81.5 m<sup>2</sup>

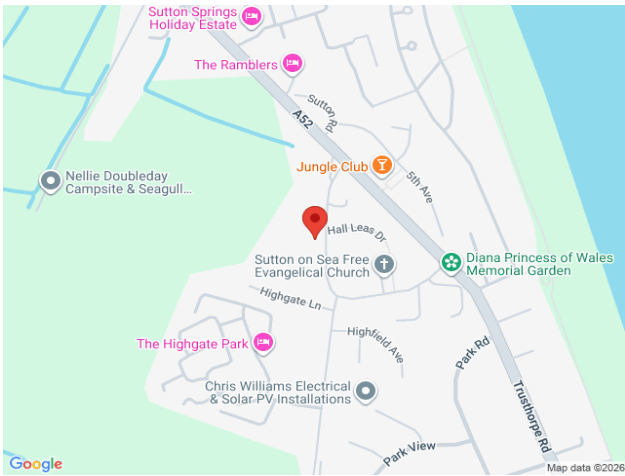
Reduced headroom  
 11 ft<sup>2</sup>  
 1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 R/1.5 m

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

GIRAFFE 360



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 it must be

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01507 478297

Mablethorpe@Lovelle.co.uk

