



# CHOICE PROPERTIES

## *Estate Agents*

Laurels 12a Parkinsons Way,  
Trusthorpe, LN12 2QR

Price £270,000



It is a pleasure for Choice Properties to bring to the market this spacious and beautifully maintained 2/3 bedroom detached bungalow, peacefully positioned in a quiet residential location. The property stands proudly upon a corner plot with generous and well tended gardens throughout and also has the added benefit of spacious driveway, providing off road parking for several vehicles. Viewing is most highly advised.

Offering generously sized rooms throughout and a flexible layout, the abundantly light and well maintained accommodation comprises:-

### **Porch**

5'6" x 10'3"

With uPVC door to the front aspect, uPVC double glazed windows to the side aspect, polycarbonate roof, door leading into the kitchen with further uPVC pedestrian door to the rear aspect leading into:-

### **Porch extension**

Polycarbonate roof, uPVC double glazed patio door giving access to the rear, ample storage space.

### **Kitchen**

9'5" x 13'7"

Fitted with a range of wall and base units with complimentary worksurfaces over, fitted larder unit, one bowl stainless steel sink unit with drainer and mixer taps, space for fridge/freezer, cooker point, plumbing for a washing machine, partly tiled walls, space for a small table and chairs, wall mounted combination boiler fitted 2022, uPVC double glazed window to the front aspect, door to:-

### **Reception Room**

13'5" x 18'8"

Light and airy reception room with featured uPVC bay window to the front aspect, electric feature fire set into surround, TV Aerial point, telephone point, door to:-

### **Hallway**

With loft access, sliding mirror door leading to large storage space with large depth, telephone point.

### **Dining Room/ Bedroom 3**

10'4" x 10'2"

French uPVC patio doors leading into the conservatory, mirrored sliding doors to the rear aspect leading into further hidden room which would be an ideal dressing room/en-suite.

### **Conservatory**

10'5' x 13'5'

With dual aspect uPVC double glazed windows, polycarbonate roof, uPVC double glazed French patio doors to the side aspect leading out onto the attractive gardens.

### **Bedroom 1**

13'0" x 12'7"

Spacious double bedroom, uPVC double glazed window to the rear aspect, door leading to rear garden, built in wardrobes - full length with featured sliding mirrored doors.

### **Bedroom 2**

9'11" x 12'7"

Spacious double bedroom, built in wardrobes, uPVC double glazed window to the rear aspect.

### **Shower Room**

9'5" x 8'6"

Spacious shower room fitted with a three piece suite comprising large corner shower cubicle with sliding doors and mains 'Waterfall' shower over, featured full length vanity unit incorporating one bowl porcelain sink unit with stainless steel mixer tap, dual flush w.c., partly tiled walls, extractor fan.

### **Driveway**

Rubberised driveway and path providing off road parking for several vehicles, including a caravan/motorhome. Front by double opening gates.

### **Garden**

The property stands proudly on a corner plot within generously sized gardens and are privately enclosed with timber fencing to the boundaries. The gardens are adorned with a variety of established plants, trees and shrubbery throughout with open views to the rear. Pathways leads around the property to different sections of the garden and feature several secluded seating areas which are ideal for soaking up the sunshine. There are three spacious timber sheds included in the sale which provide ample storage.

### **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 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**

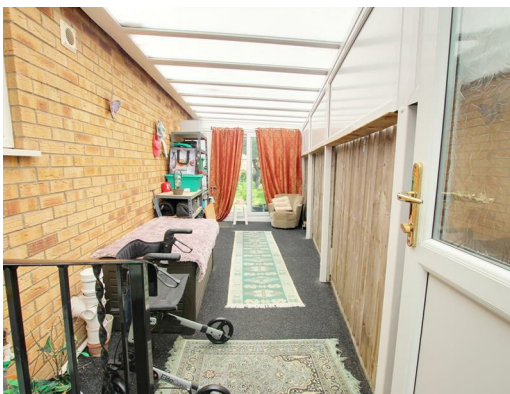
By appointment through Choice Properties on 01507 860033.

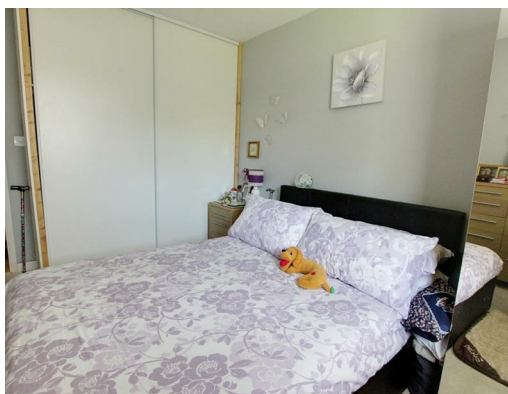
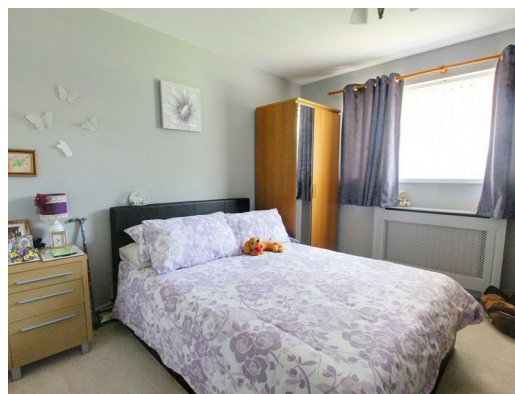
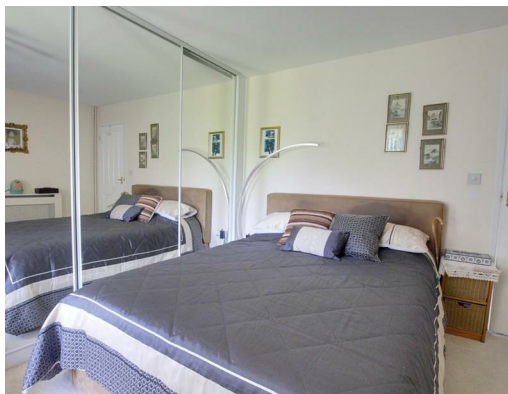
### **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

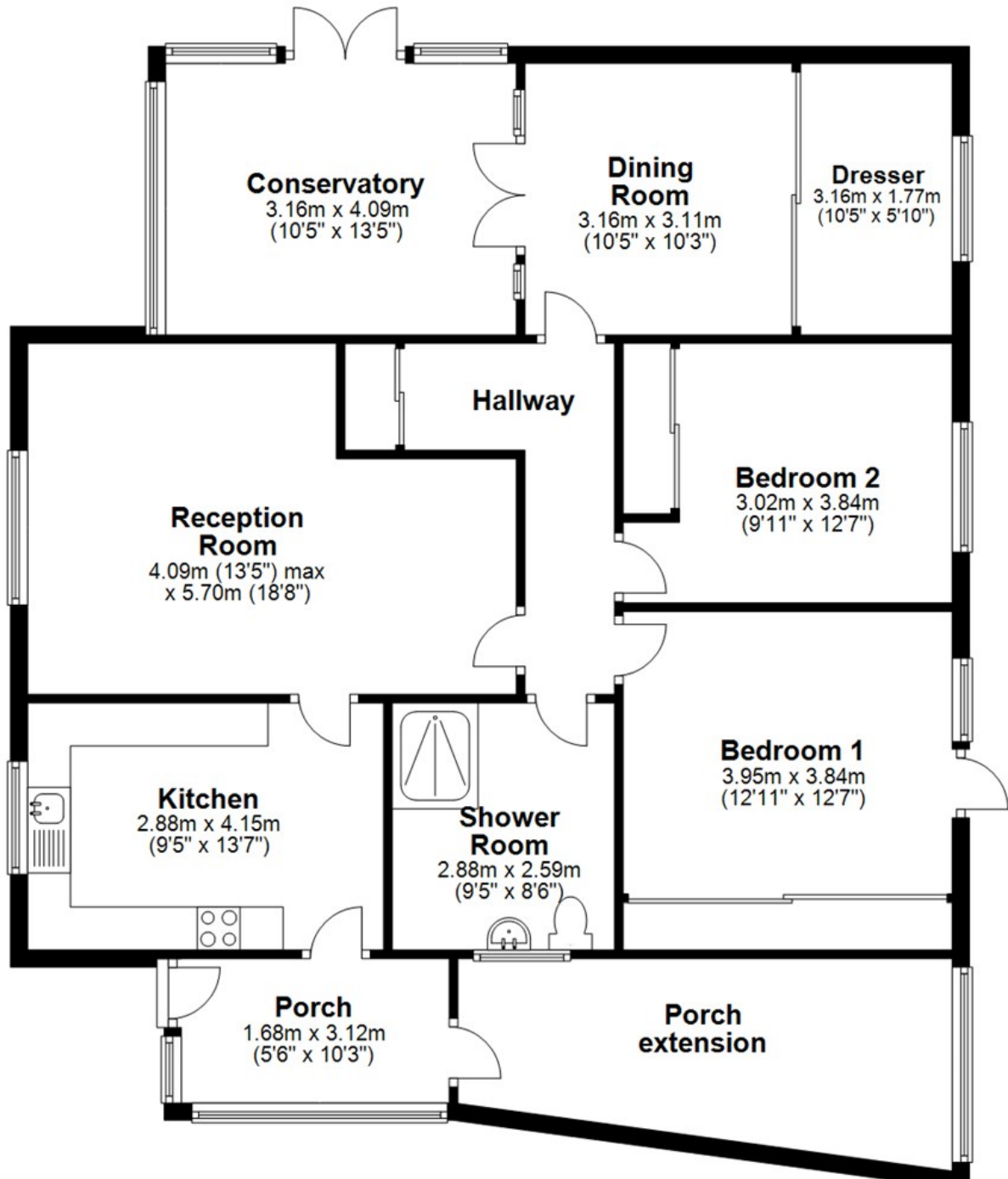
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## Ground Floor



# Directions

From our Sutton on Sea office head towards Trusthorpe then turn onto Main Street just at the hump backed bridge then immediately into North Road. Take your first right into The Meadows then immediately right then left into Parkinsons Way.

