



# CHOICE PROPERTIES

## *Estate Agents*

10 Parkinsons Way,  
Trusthorpe, LN12 2QR

Reduced To £275,000



Nestled in the tranquil area of Trusthorpe, Parkinsons Way presents a delightful opportunity to acquire a spacious detached bungalow. This charming property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting lounge/diner offers a perfect setting for relaxation and entertaining, ensuring that you can enjoy both comfort and style.

The bungalow is complemented by a private enclosed garden and the large driveway adds to the convenience, offering ample parking for multiple vehicles.

Situated in a quiet location, this home promises a peaceful lifestyle while still being within easy reach of local amenities. Whether you are looking to downsize or seeking a family home, this property offers a perfect blend of space, comfort, and tranquillity. Do not miss the chance to make this lovely bungalow your own.

With the additional benefit of gas central heating and UVPC double glazing, the well presented and abundantly bright internal living accommodation comprises:-

**Covered side entrance door to:**

**Entrance Hall**

L-shaped. Radiator. Access to the loft area. Smoke alarm. Thermostat controls for the central heating.

**Lounge/Diner**

22'3" x 14'6"

L-shaped. Gas fire set in feature surround. Two radiators.

**Kitchen**

9'2" x 13'11"

Fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Integrated electric oven and gas hob with filter hood over. Fully tiled walls. Radiator. Breakfast bar. Door to:

**Utility Area**

4'2" x 12'10"

Fitted work surfaces. Plumbing for washing machine. Gas combination boiler which supplies the central heating and hot water. Radiator.

**WC**

4'2" x 3'10"

With w.c. and wash hand basin.

**Bedroom 1**

12'10" x 10'8"

Radiator. Sliding patio doors leading through to:

**Conservatory**

8'4" x 7'10"

Double opening 'French' doors leading out to the rear garden.

**Bedroom 2**

9'0" x 13'9"

Radiator.

**Bedroom 3**

9'0" x 8'6"

Radiator.

**Bathroom**

9'2" x 7'6"

With three piece bathroom suite which consists of a panelled bath with mixer shower over, wash hand basin and w.c. Fully tiled walls. Extractor fan. Airing cupboard.

**Driveway**

Spacious block paved driveway to the front and side of the property.

**Garage**

Detached brick built garage with garage door and personal side door.

**Gardens**

To the rear of the property are privately enclosed gardens which are mainly laid to lawn with a paved patio area.

### **Additional notes**

The property has the benefit of solar panels which are on a lease agreement.

### **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 C.

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

### **Opening Hours**

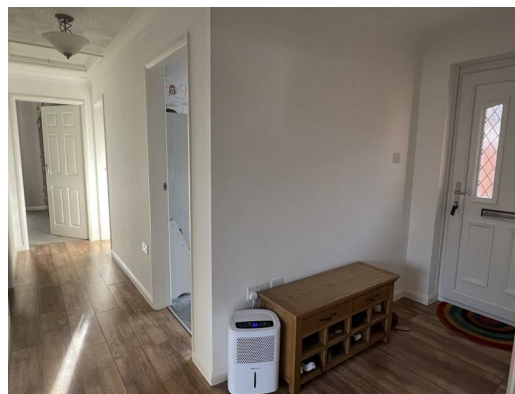
Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

### **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.

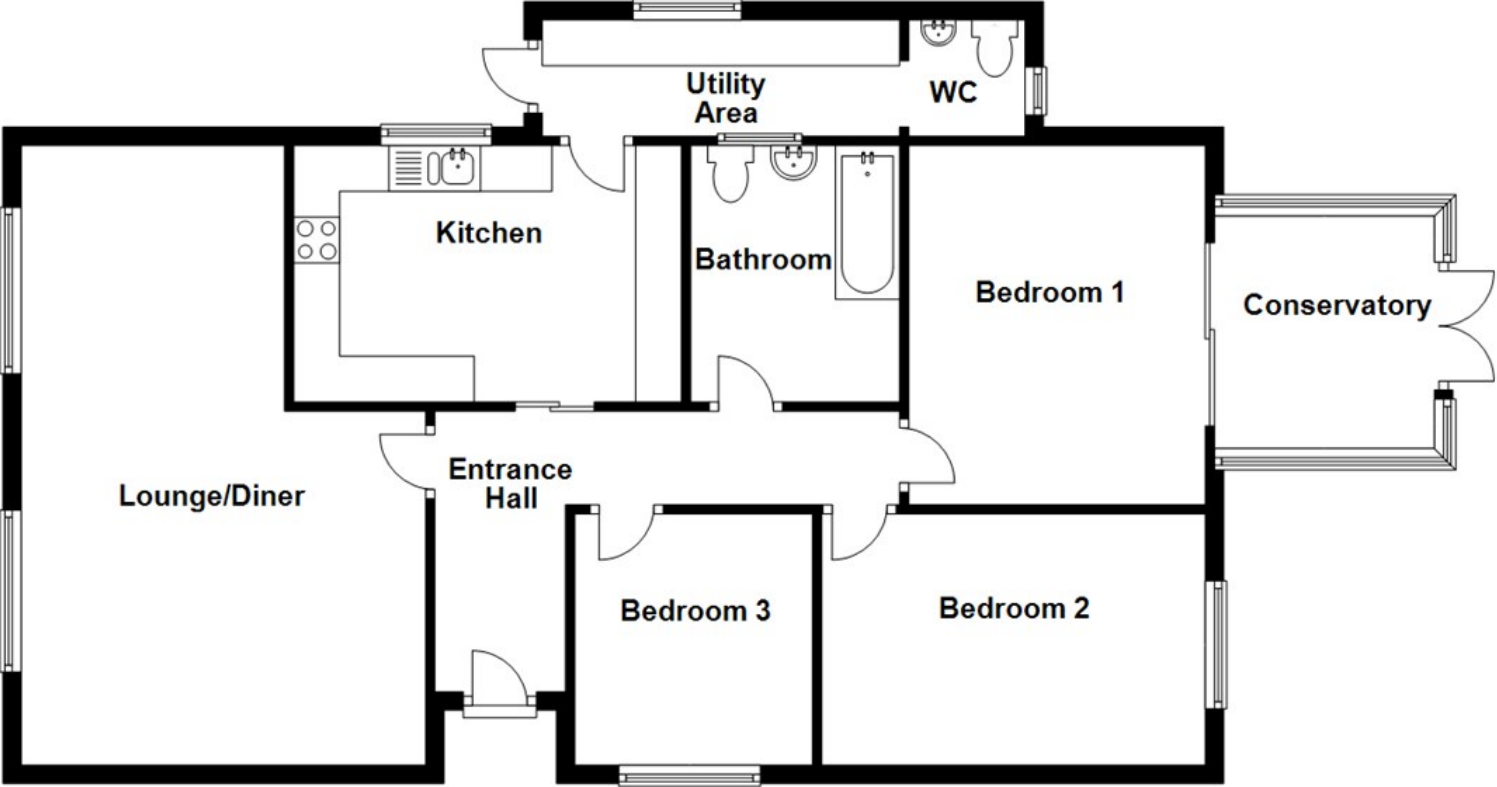
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.





**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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  | 99                      | 100       |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

