CHOICE PROPERTIES

Estate Agents

The Ramblers Sutton Road, Trusthorpe, LN12 2PY

Price £450,000

It is a pleasure for Choice Properties to bring to the market this most spacious detached house, which was formerly used as a six bedroom guest house with extra manager's accommodation. Now offering four bedrooms (all en-suite) as well as ample living space including three reception rooms, kitchen & utility, study, gym and store rooms, early viewing of this impressive property is certainly advised!

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The Property Ombudsman
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This most spacious accommodation comprises:

Entrance Porch
8'0 x 8'2
uPVC entrance door. Tiled flooring.

Entrance Hall
17'0 x 5'11
Staircase to the first floor landing. Radiator.

Reception Room
10'1 x 18'4
Bow window to the side. Radiator.

Dining Room
13'9 x 12'0
Bow window to the front. Radiator.

Kitchen
9'11 x 11'11
Fitted with a range of wall and base units with work surfaces over, two stainless steel sink units and drainers with mixer taps, space for large 'range' style cooker with extractor over, space for under counter fridge, space for dishwasher. Part tiled walls. Space for freestanding fridge/freezer.

Lounge
17'10 x 11'10
Bow window to the front aspect. Radiator. Gas fireplace set in feature surround with wooden mantle.

Lobby
9'4 x 3'1
Doors to:

Study
9'9 x 10'10
Radiator.

Shower Room
9'8 x 3'9
Wet room design with electric shower, hand wash basin and wc. Part tiled walls.

Gym
9'11 x 11'0
Radiator.

Shower Room
6'7 x 7'0
Wet room design with electric shower, hand wash basin and wc. Part tiled walls.

Utility
5'5 x 22'9
With polycarbonate roof. Plumbing for a washing machine. Door leading out the the garden.

Sitting Room
11'2 x 13'8
TV aerial point. Wall mounted electric heater. Fireplace set in feature surround with wooden mantle.

Storage
11'6 x 10'6
Wall mounted electric heater.

Storage
6'10 x 7'3
Wall mounted electric heater.

Storage
6'11 x 9'10
Wall mounted electric heater.

Bathroom
6'7 x 5'7
Fitted with white three piece suite comprising panelled bath tub with electric shower over, hand wash basin and dual flush wc. Tiled walls.

First Floor Landing
15'4 x 6'0
Loft access. Radiator.

Bedroom 1
13'9 x 11'11
Spacious double bedroom. Radiator.

En-Suite
2'8 x 9'0
Fitted with a three piece suite comprising walk in shower enclosure with electric shower over, hand wash basin and wc. Tiled walls. Radiator.

Bedroom 2
10'9 x 11'8
Spacious double bedroom. Radiator.

En-Suite
6'7 x 5'1
Fitted with a three piece suite comprising walk in shower enclosure with electric shower over, hand wash basin and wc. Tiled walls. Radiator.

Bedroom 3
9'10 x 10'8
Spacious double bedroom. Radiator.

En-Suite
6'8 x 5'3
Fitted with a three piece suite comprising walk in shower enclosure with electric shower over, hand wash basin and wc.

Bedroom 4
10'0 x 10'5
Spacious double bedroom. Radiator.

En-Suite
5'6 x 6'0
Fitted with a white three piece suite comprising panelled bath tub, hand wash basin, and wc. Part tiled walls. Radiator.

WC
5'4 x 2'9
Fitted with wc and hand wash basin.

Driveway
Providing ample off road parking for several vehicles.

Garden
The property is fronted by a well kept garden, laid mostly to lawn with hedges to the boundaries. To the rear of the property is a privately enclosed, low maintenance garden which is laid to gravel and paved for ease of maintenance.

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

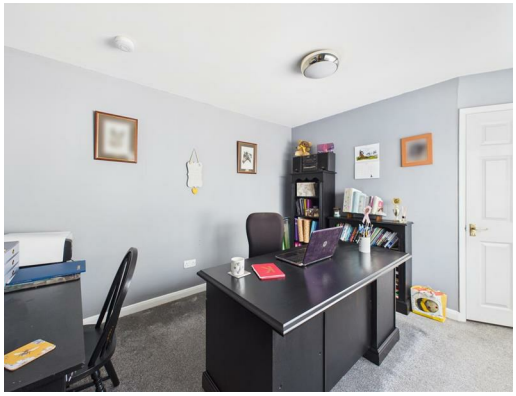
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - TBC.

Viewing Arrangements
By appointment through Choice Properties on 01507 443777.

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.



Floor 0

Floor 1

S W E N

Approximate total area(1)

2586 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.

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Directions

From our Sutton on Sea 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 leaving Sutton & entering Trusthorpe. The Ramblers can then be found on your right hand side.