



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

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

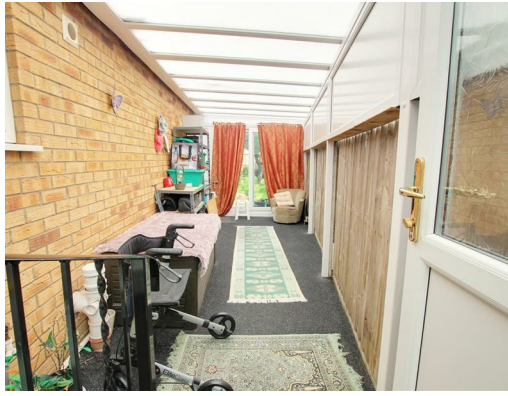
By appointment through Choice Properties on 01507 860033.

Opening hours

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

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

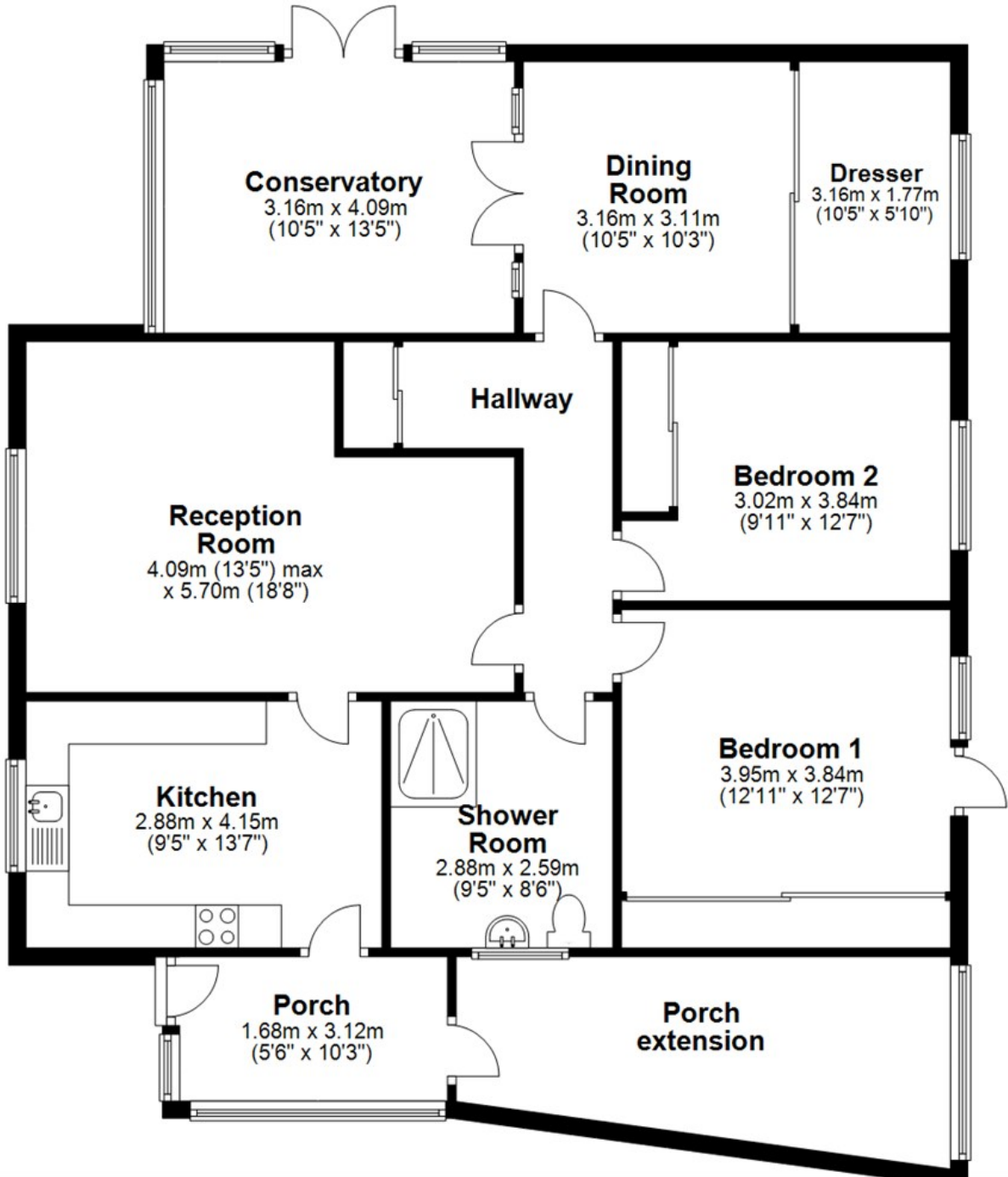
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	86
	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		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

