



# CHOICE PROPERTIES

## *Estate Agents*

Trelawne Park Road,  
Sutton-On-Sea, LN12 2LW

Price £500,000



Choice properties are delighted to offer for sales this most expansive and impressive six bedroom detached bungalow situated in a most sought after location, close to the beach, town and local amenities. The bungalow further benefits from numerous reception rooms, garage and generous garden. Viewing is recommended.

Offering generously proportioned rooms throughout, the well laid out and spacious accommodation comprises:-

**Side Entrance door to:**

**Porch**

4'1" x 8'1"

Fitted storage cupboard housing the gas boiler which supplies the central heating and hot water to the front section of the property. Plumbing for washing machine. Opening leading through to:

**Kitchen**

13'0" x 20'7"

Fitted wall and base units with work surfaces over. 1.5 bowl sink unit and drainer with mixer taps. Part tiled walls. Space for range oven. Radiator.

**Dining Room**

13'6" x 17'11"

Box bay window. solid wooden flooring. Multi fuel burner. Radiator. Spot lighting. Telephone point.

**Central Hallway**

47'4" x 19'1"

3 radiators. Smoke alarm. Fitted storage room with radiator.

**Reception Room**

22'3" x 15'1"

Open fire set in feature feature brick surround. 2 radiators. Wall and centre lighting. Picture rail. Double opening 'French' doors leading out to the side garden.

**Bedroom 1**

12'0" x 15'1"

Radiator. Fitted wardrobes with bridging unit over.

**Bedroom 2**

9'1" x 15'1"

Radiator.

**Bedroom 3**

9'3" x 13'0"

With walk-in wardrobe. Radiator. Spot lighting. Door to:

**En-suite Shower Room**

10'8" x 8'8"

With three piece white suite which consists of a shower enclosure with mixer shower, pedestal wash hand basin and w.c. Fitted cupboard housing the second gas boiler which supplies the central heating and hot water to the rear section of the property.

**Bedroom 4**

11'11" x 12'9"

Radiator. Fitted wardrobes.

**Bedroom 5**

9'9" x 12'9"

Radiator.

**Bedroom 6**

8'10" x 12'9"

Radiator.

**Bathroom**

7'7" x 12'9"

With four piece white suite which consists of a panelled bath, shower enclosure with mixer shower, pedestal wash hand basin and w.c. Airing cupboard with inset radiator. Fully tiled walls. Heated towel rail.

### **Rear Hallway**

2 radiators. Smoke alarm. Spot lighting.

### **Cloakroom WC**

5'9" x 3'10"

W.C. and wash hand basin. Fully tiled walls.

### **Sitting Room**

14'6" x 22'4"

2 radiators. Fitted bar and shelving. Fitted storage cupboards. Spot lighting. Double opening 'French' doors leading out to both the side and rear gardens.

### **Driveway**

Block paved driveway with large wrought iron gates.

### **Garage**

Spacious detached garage/workshop with electric remote operated roller door. Power and lighting. Water tap. W.C.

### **Gardens**

To the front of the property is a block paved garden fronted by a brick wall with wrought iron railings. To the side is a spacious lawned garden with block paved paths and patio. To the rear is a gravelled garden with timber decking.

### **Tenure**

Freehold.

### **Council tax**

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth.

LN11 8UP

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 E

### **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.

### **Opening hours**

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

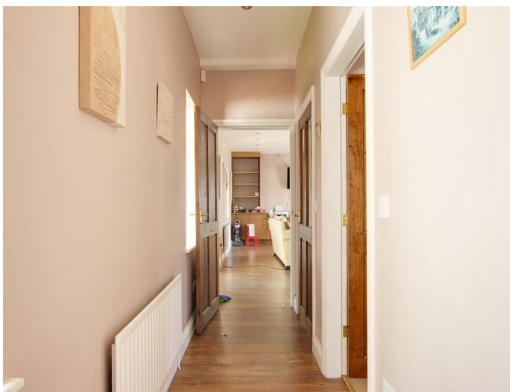
Saturday 9.00 a.m. to 3.00 p.m.

### **Viewing arrangements**

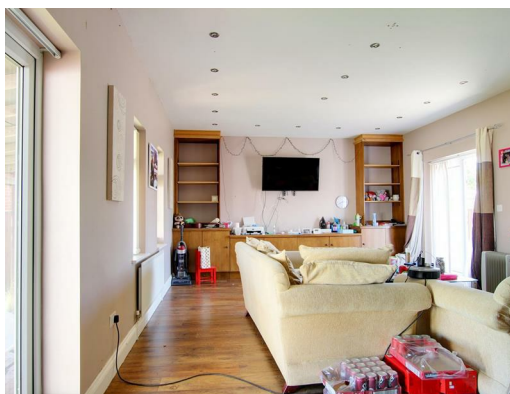
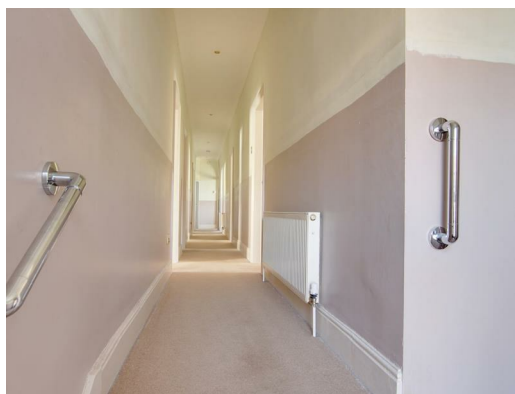
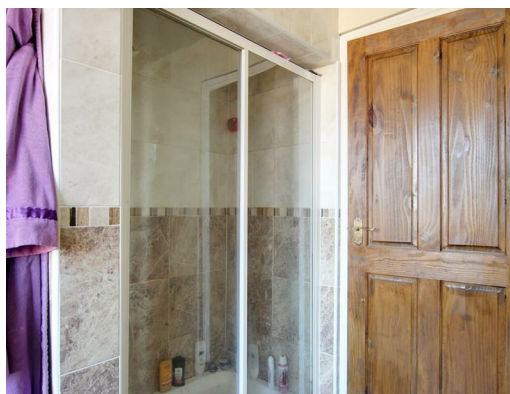
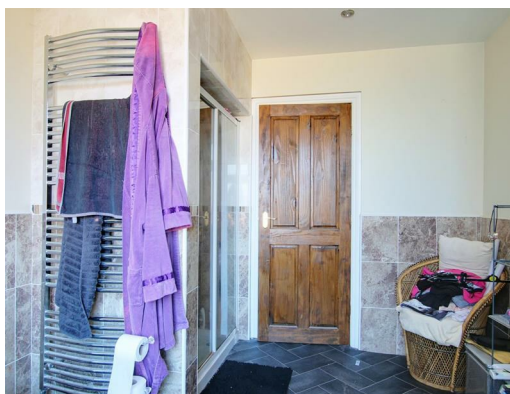
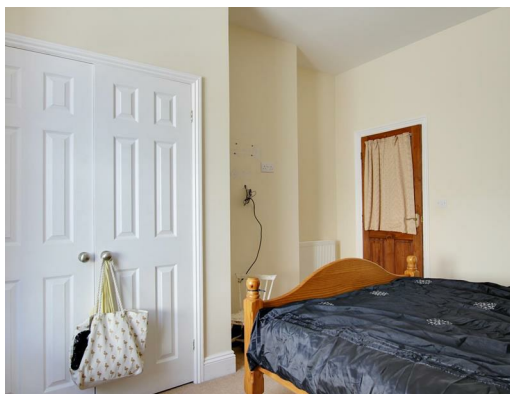
By appointment through Choice Properties on 01507 443777.

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Ground Floor



# Directions

From our office head along the High Street towards the Sea Front. At the end of the High Street follow the road on to Trusthorpe Road. Continue along Trusthorpe Road and take your fifth turning on your left on to Park Road and the property is the second bungalow in on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	

