CHOICE PROPERTIES

Estate Agents

Dundrennan St. Peters Lane, Trusthorpe, LN12 2PJ

Price £275,000

We offer for sale this spacious detached three/four bedroom bungalow, offering flexible accommodation in this sought after residential location. It is situated in a pleasant position in the village of Trusthorpe, close to the beach and neighbouring village of Sutton on Sea plus Mablethorpe.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
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The property has the benefit of Gas Fired Central Heating and UPVC Double Glazed windows and doors. The spacious internal accommodation consists of:

Side entrance door to:

Entrance Hall
5'8" x 4'11"
Access to the loft area. Door to:

Lounge
20'3" x 16'2" to widest dimensions
L-shaped. Gas fire set in feature stone surround. Radiator.

Kitchen/Diner
20'2" x 20' to widest dimensions
L-shaped. KITCHEN AREA: Fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Part tiled walls. Plumbing for washing machine. Integrated electric oven and gas hob with filter hood over. Double opening doors leading out to the rear patio and garden. Door to Conservatory.
DINING AREA: Electric fire. Radiator. Fitted storage cupboard.

Conservatory
10'8" x 10' to widest dimensions
Radiator. Door leading out to the rear garden.

Bedroom 1
13'8" x 11'0"
Radiator.

Bedroom 2
9'2" x 11'0"
Radiator.

Bedroom 3
7'10" x 11'0"
Radiator.

Study/bedroom 4
9'11" x 7'3"
Radiator.

Bathroom
13'2" x 5'10"
With four piece bathroom suite which consists of a panelled bath, shower enclosure, w.c. and was hand basin. Heated towel rail. Part panelled walls. Gas combination boiler which supplies the central heating and hot water.

Driveway
Block paved driveway providing parking for several vehicles with double opening timber gates to the front.

Garage
14'9" x 10'2"
Up and over garage door. Rear access door. Power and lighting.

Gardens
To the front, side and rear are privately enclosed lawned gardens with a paved patio area. Timber shed.

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 C.

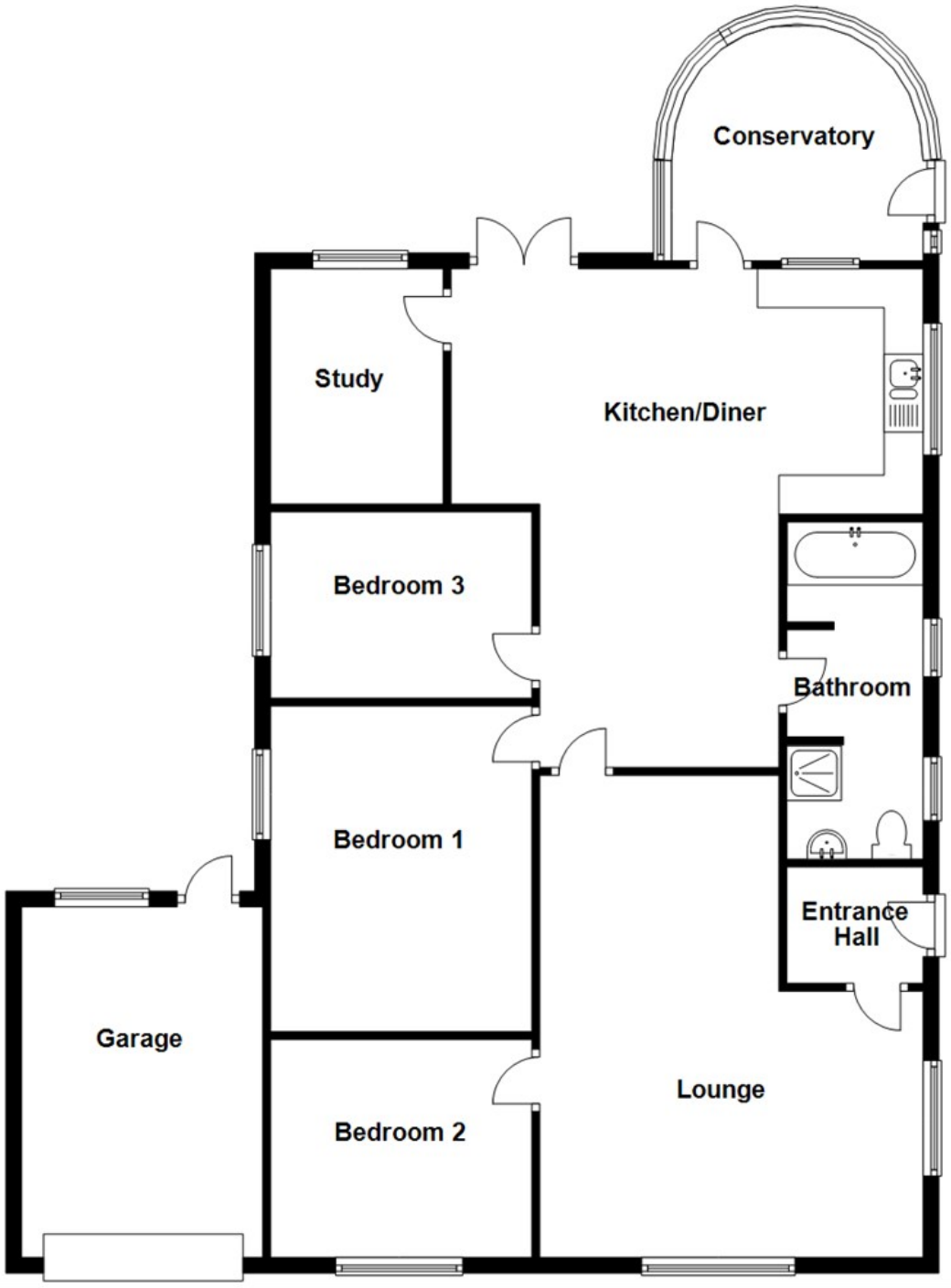
Viewing arrangements
Viewing by appointment through Choice Properties on 01507 443777.

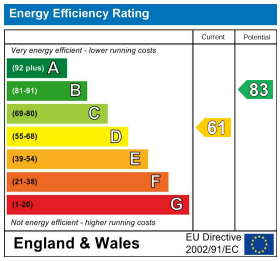
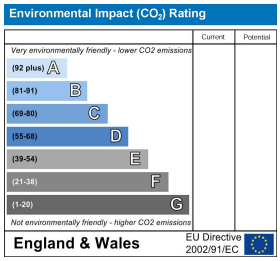
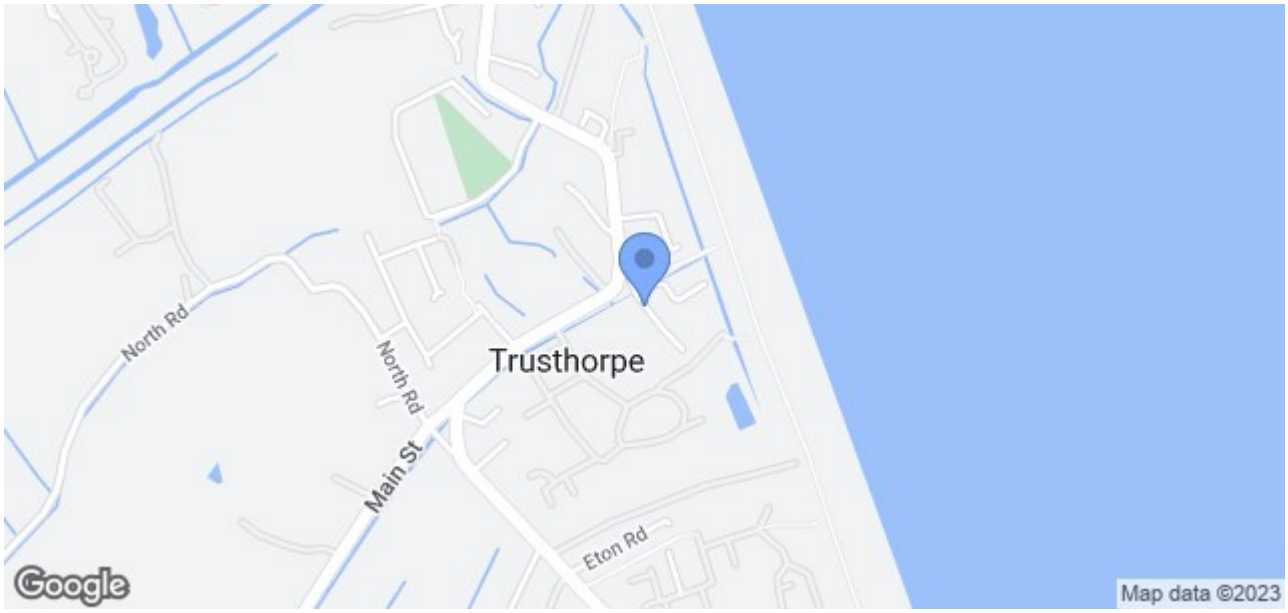
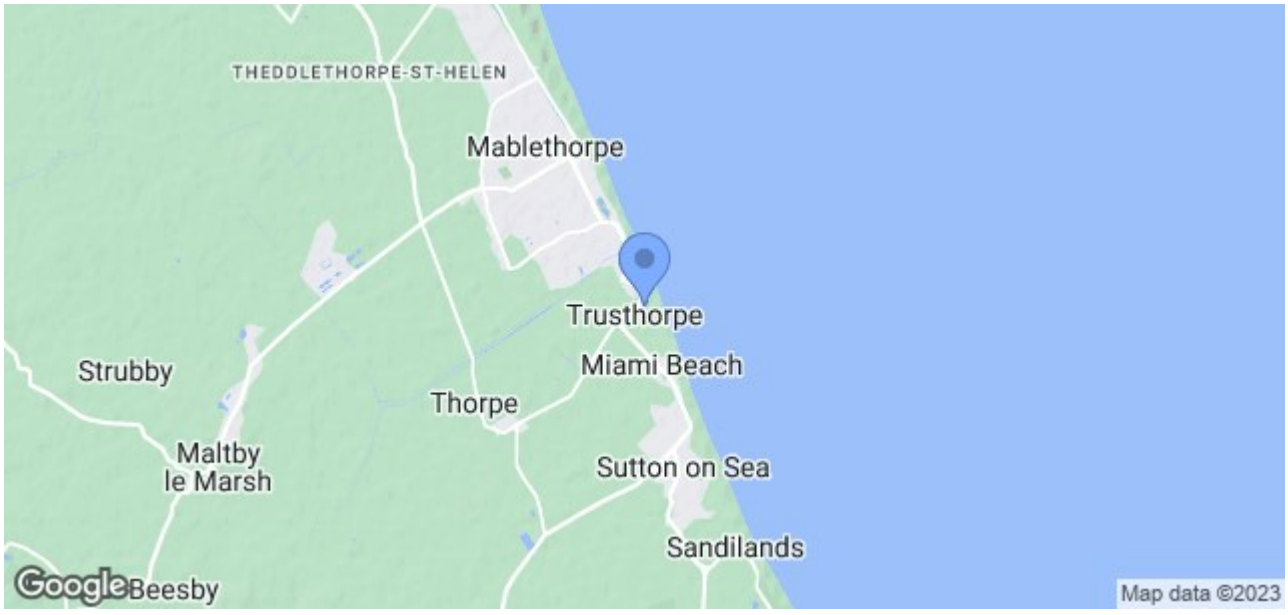
Opening hours
Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

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 office head North towards Mablethorpe until you enter Trusthorpe then at the bend turn right onto St. Peter Lane where Dundrennan can be found at the end of the road on your left hand side.