



# CHOICE PROPERTIES

*Estate Agents*

1 Church View,  
Trusthorpe, LN12 2FL

Price £325,000



Choice Properties are delighted to offer for sale this most spacious and beautifully presented two bedroom detached bungalow, situated in a sought after residential position, just a short distance from both Sutton on Sea and Mablethorpe, with their award winning beaches. This stunning bungalow further benefits from a stylish and modern interior throughout and sits proudly upon an attractive and generously sized plot to the rear. Early viewing is highly advised!

Offering generously proportioned rooms throughout and a desirable layout, the abundantly light and beautifully presented accommodation comprises:-

### **Hallway**

'L' Shaped. Radiator, Laminate flooring, Double power point, Room thermostat control for the central heating system, Loft access with pull down ladder to partly boarded loft space with power & lighting, Doors to:

### **Reception Room**

Light and airy reception room benefiting from a large uPVC double glazed window, electric feature fireplace, space for a dining table, TV Aerial point.

### **Kitchen**

Fitted with a stylish range of wall and base units with complimentary worksurface over, one and a half bowl sink unit with drainer and mixer tap, integral double cooker, four ring gas hob with featured stainless steel extractor hood over, integral microwave, space for large free standing American fridge/freezer, partly tiled walls, inset spot lights to the ceiling, uPVC double glaze window, radiator.

### **Utility**

With uPVC Double glazed window, fitted with a range of wall and base units, inset sink with mixer tap and drainer, plumbing for a washing machine, French doors leading to:-

### **Sun Room**

With dual aspect uPVC double glazed windows to side and rear aspect, radiator, French uPVC double opening patio doors leading out into the garden.

### **Bedroom 1**

Spacious double bedroom with uPVC double glazed window, fitted wardrobes with sliding mirrored doors, radiator.

### **Bedroom 2**

Spacious double bedroom with uPVC double glazed window, fitted wardrobes, radiator.

### **Bathroom**

Fitted with a stylish four piece bathroom suite comprising of panelled bath with mains shower over and mixer taps, shower cubicle with mains shower, pedestal wash hand basin and w.c. with dual push button flush, laminate flooring. Extractor fan, Part tiled walls, radiator.

### **Driveway**

Paved driveway providing off road parking.

### **Garden**

The property stands proudly upon an attractive and generously sized plot which is privately enclosed with timber fencing to the boundaries. The garden is beautifully maintained and mostly gravelled for ease of maintenance and features a variety of potted plants, trees and shrubbery. There is a seating area which is perfect for outdoor dining or soaking up the sunshine. There is a timber summer house, Greenhouse and storage sheds also included in the sale.

### **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.

## **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 443777

## **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.









# Directions

From our office head North along the A52 towards Trusthorpe. As you enter Trusthorpe take the next left onto Main Street, then right into North Road. Take your first right into The Meadows then take your next left and then immediate right onto the next part of The Meadows. The road 'Church View' can be found at the end of the road. Head onto Church view and the property can be found immediately in front of you, set in the left hand corner.

| 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                             |  | 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   |  |                         |           |
| (55-60) 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 |           |

