



# CHOICE PROPERTIES

*Estate Agents*

Mellyn Eton Road,  
Trusthorpe, LN12 2PX

No Onward Chain £225,000



Choice Properties are pleased to offer for sale this spacious and well presented three bedroom detached bungalow which is located in a pleasant residential position close to the beach. Early viewing is advised as the property is further offered with no onward chain.

The property has the benefit of Gas Central Heating and UPVC Double Glazing. Internally the spacious and well presented accommodation consists of:

### **Side entrance door to:**

#### **Entrance Hall**

12'2" x 5' extending to 8'

Radiator.

#### **Reception Room**

15'6" x 11'11"

Bow window. Radiator. Centre lighting.

#### **Kitchen**

10'4" x 8'10"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps and filtered water tap. Gas cooker point. Extractor fan. Plumbing for dishwasher. Radiator. Bow window. Part tiled walls. Spot lighting. Side door to:

#### **Conservatory**

17' x 5'4"

Doors to the front and rear. Radiator. Plumbing for washing machine. Tiled floor.

#### **Bedroom 1**

13'4" x 9'

Radiator.

#### **Bedroom 2**

11'10" x 10'6"

Radiator.

#### **Bedroom 3**

8'9" x 6'3"

Radiator.

#### **Bathroom**

8'8" x 7'6"

With four piece white bathroom suite which consists of a panelled bath, shower enclosure with mixer shower, wash hand basin and w.c. Extractor fan. Spot lighting. Fully tiled walls.

#### **Driveway**

With Carport.

#### **Garage**

15'0" x 8'2"

Double opening garage doors. Power and lighting.

#### **Gardens**

To the front of the property is a paved patio garden with gravel borders. To the side is gated access to the privately enclosed rear garden which is laid to lawn with fruit borders. Summerhouse with power and lighting. Storage shed. 2 outside water taps. Outside lighting. Polytunnel.

#### **Tenure**

Freehold

#### **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **Council Tax**

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 B.

## **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.

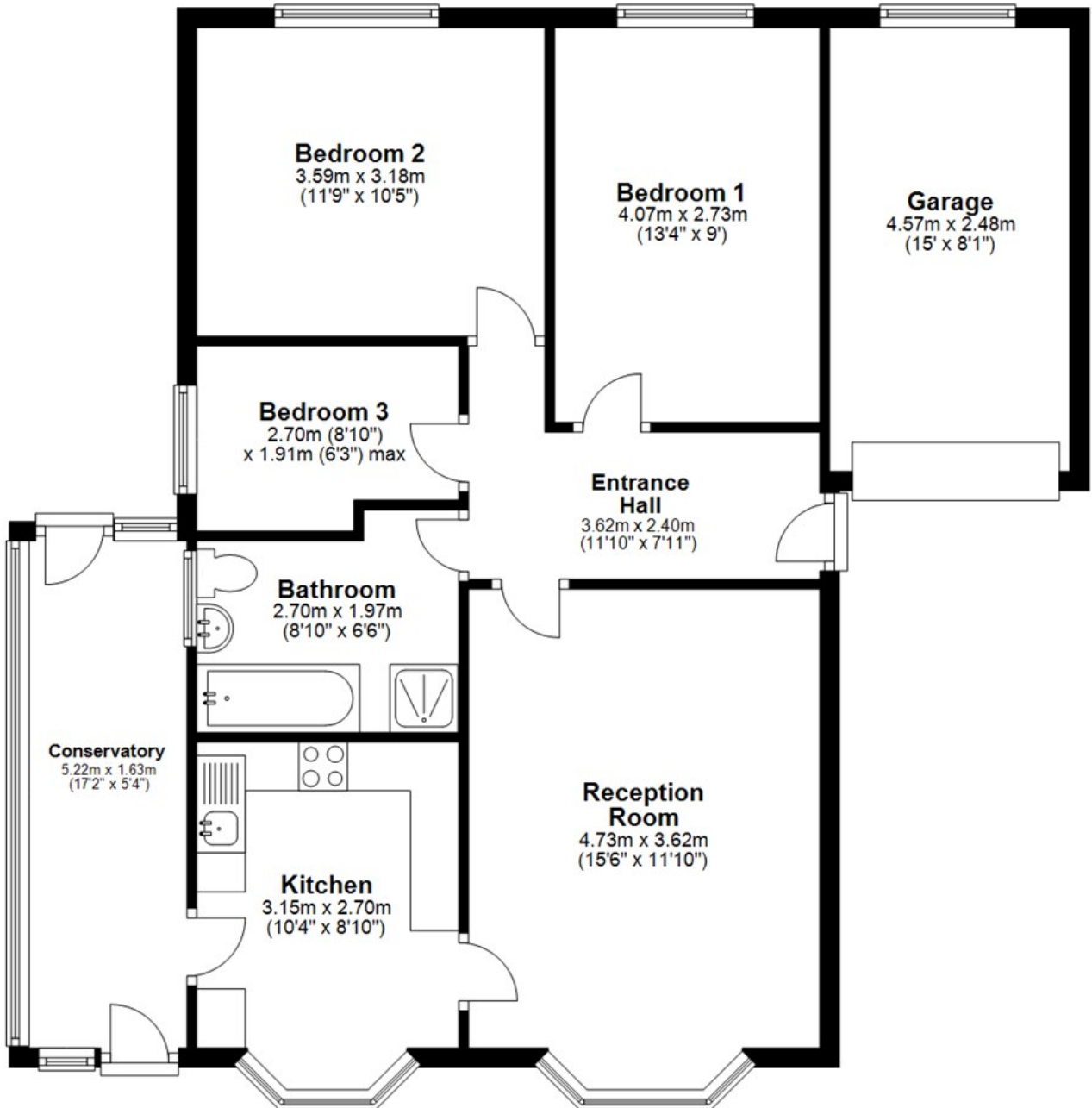
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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

Approx. 88.7 sq. metres (955.0 sq. feet)



Total area: approx. 88.7 sq. metres (955.0 sq. feet)

# Directions

From our Sutton on Sea office head north along the A52 and as you enter Trusthorpe, Eton Road can be found on your right hand side.

