



# CHOICE PROPERTIES

*Estate Agents*

14 Trusthorpe Road,  
Sutton-On-Sea, LN12 2LT

Price £275,000



Choice Properties are excited to offer for sale this detached house with annex. Situated a stone's throw from Sutton on Sea's award winning golden sandy beaches, this expansive home does modernisation throughout, however it offers any prospective buyer, huge potential with an abundance of living space, four bedrooms and a sizeable garden to the rear with direct access to the beach and sea front. Offered with no onward chain, early viewing is certainly advised.

Benefiting from a mains gas central heating system, the generously proportioned accommodation comprises:-

### **Entrance Hall**

14'09" x 7'11"

Front door leading into the entrance hall with stairs to the first floor and doors to:

### **Reception Room**

12'09" x 11'10"

Light and airy reception room benefiting from a bow window to front aspect and fitted with a gas fireplace set in a feature surround and a TV aerial.

### **Sitting Room**

14'08" x 11'10"

Fitted with a feature fireplace hearth and surround for a freestanding feature fire and set in an open plan design with the:

### **Conservatory**

7'05" x 9'08"

Benefiting from triple aspect windows and featuring sliding patio doors to the rear garden, wall lighting and a polycarbonate roof.

### **Breakfast Kitchen**

10'10" x 17'09"

Fitted with a range of wall and base units with worktop over, one bowl sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, partly tiled walls, space for a freestanding dishwasher, space for a freestanding fridge/freezer and the kitchen also houses the floor standing 'Celsia' gas fired condensing boiler. Door to:

### **Inner Hallway**

4'04" x 9'04"

With a door leading outside to both side aspects and doors to:

### **Shower Room**

10'09" x 3'06"

Fitted with a three piece suite comprising a wall in shower area with electric 'Mira Go' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, tiled walls.

### **Utility Room/Annex Kitchen**

10'00" x 7'03"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space and plumbing for a washing machine, space for a freestanding tumble dryer, space for a freestanding fridge/freezer, partly tiled walls and fitted larder cupboards.

### **(Annex) Dining Room**

14'06" x 13'02"

Providing ample space for a dining table with sliding patio doors to the garden, wall lighting, a TV aerial and double opening doors through to:

### **Annex Reception Room**

17'09" x 13'02"

With sliding patio doors to the garden, a feature fireplace hearth and surround for a freestanding feature fire, wall lighting and a TV aerial.

### **Annex Bedroom**

10'04" x 11'02"

Double bedroom with two fitted double wardrobes and a fitted single wardrobe.

### **Landing**

9'00" x 7'09"

Providing access to the loft space and doors leading to:

### **Bedroom 1**

12'09" x 12'00"

Spacious double bedroom with four fitted double wardrobes, a TV aerial and a bow window to front aspect.

## **Bedroom 2**

14'11" x 11'09"

Spacious double bedroom benefiting from double aspect windows and fitted with a TV aerial, three double wardrobes and a single wardrobe.

## **Bedroom 3**

7'11" x 7'10"

## **Bathroom**

10'06" x 7'07"

Fitted with a four piece suite comprising a panelled bath tub with single hot and cold taps, shower cubicle with mains fed shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever.

## **Driveway**

Paved driveway providing off road parking.

## **Garage**

With an up and over door.

## **Garden**

The property is fronted by a low level bricked wall enclosing a garden laid to lawn with well established shrubs to the boundaries.

To the rear of the property you will find a sizeable garden laid to lawn. To the rear of the garden you have private access to the beach and further to this, on the title for the property, any prospective buyer would also own the land at the top of the promenade; where you are able to erect beach huts and receive licence fees from beach hut owners. Please ask the agent for further details on this.

## **Tenure**

Freehold.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties - Sutton 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.

## **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 D

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.









Floor 0



Floor 1

Approximate total area<sup>m</sup>  
2038 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

From our Sutton on Sea office head along the High Street towards the Sea Front. At the end of the High Street follow the road, to the left, on to Trusthorpe Road. Continue along Trusthorpe Road and number 14 can be found a short way along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			48
(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	

