CHOICE PROPERTIES

Estate Agents

Highfield Trusthorpe Road, Sutton-On-Sea, LN12 2LN

Reduced To £229,950

It is a pleasure for Choice Properties to bring to the market this two bedroom detached bungalow situated in the most sought after location and being offered with no onward chain. This spacious property further benefits from two reception rooms, driveway with garage and sits proudly upon a well maintained an generously sized plot. Early viewing is highly advised!

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
naea | propertymark PROTECTED

Offering generously proportioned rooms throughout with a flexible layout, the well maintained and abundantly light accommodation comprises:-

Entrance porch
2'10" x 5'2"
Enter via uPVC double glazed door to the side aspect, door to:-

Hallway
2'7" x 10'2"
L-Shaped hallway, loft access.

Reception room
12'11" x 17'4"
Spacious reception room, featured uPVC double glazed bow window to the front aspect, electric fire set into featured surround, TV Aerial point, telephone point.

Kitchen
9'11" x 10'10"
Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, integral oven and microwave, four ring hob with featured stainless steel extractor hood over, fridge/freezer, dishwasher, washing machine, partly tiled walls.

Sun room
16'2" x 10'7"
Spacious sun room with solid roof, inset spotlights to the ceiling, dual aspect windows, uPVC double glazed French patio doors leading out into the garden.

Bedroom 1
12'10" x 14'3"
Remarkably spacious double bedroom, uPVC sliding patio doors leading out into the sunroom, door to:-

En-suite shower room
5'7" x 7'7"
Fitted with a three piece suite comprising large shower cubicle with mains 'Waterfall' shower over, wash hand basin set into vanity unit, dual flush w.c, tiled splash backs.

Bedroom 2
9'10" x 10'3"
Spacious double bedroom with pedestrian door leading into the sun room.

Bathroom
6'10" x 6'8"
Fitted with a three piece suite comprising panelled corner bath with mains shower attachment over, pedestal wash hand basin, w.c., tiled walls and flooring.

Driveway
Paved driveway providing off road parking for several vehicles including a caravan/motorhome.

Garage
9'0" x 16'9"
With up and over door, power and lighting, pedestrian door to the rear aspect.

Garden
The property sits proudly upon generously sized gardens. To the front of the bungalow is a neatly laid to lawn garden which is privately enclosed with timber fencing to the boundaries. A timber gate to the side provides access to the rear garden where you will find paved and lawned gardens with fencing to the boundaries. There's a paved patio seating area which is perfect for relaxing in the sunshine or outdoor dining.

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

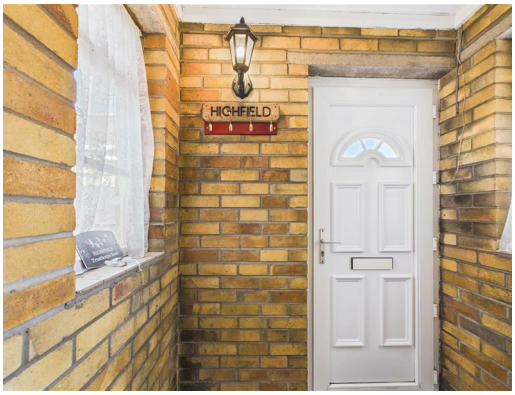
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

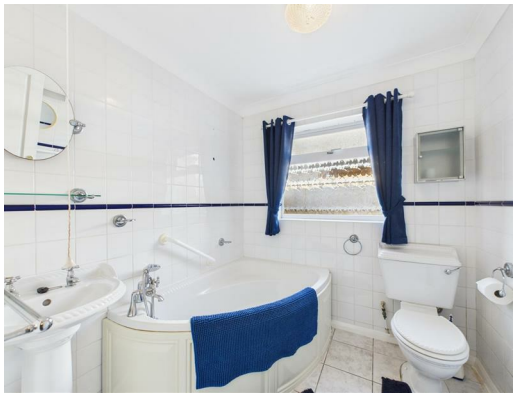
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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.

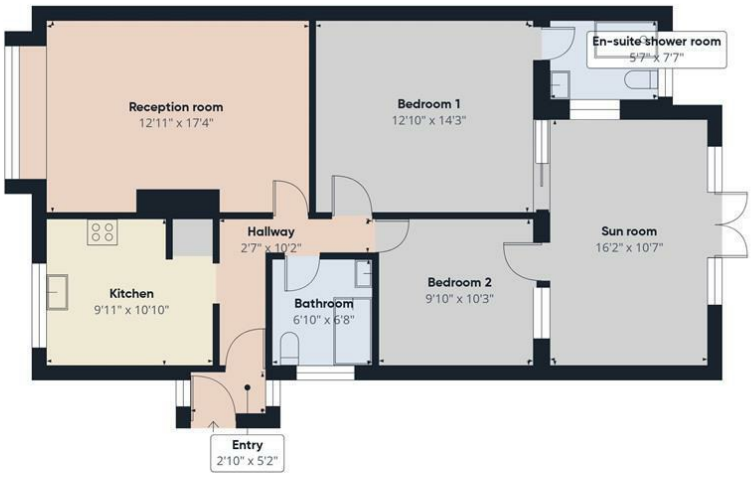
Viewing arrangements
Viewing by appointment through Choice Properties on 01507 443777.

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

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.


HIGHFIELD





Floor 0 Building 1

Floor 0 Building 2

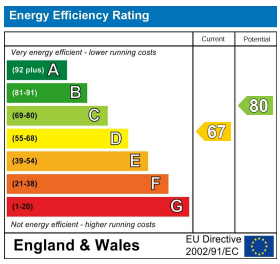
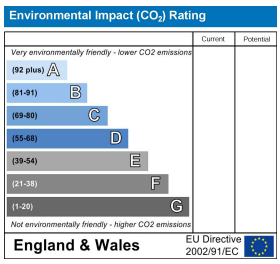
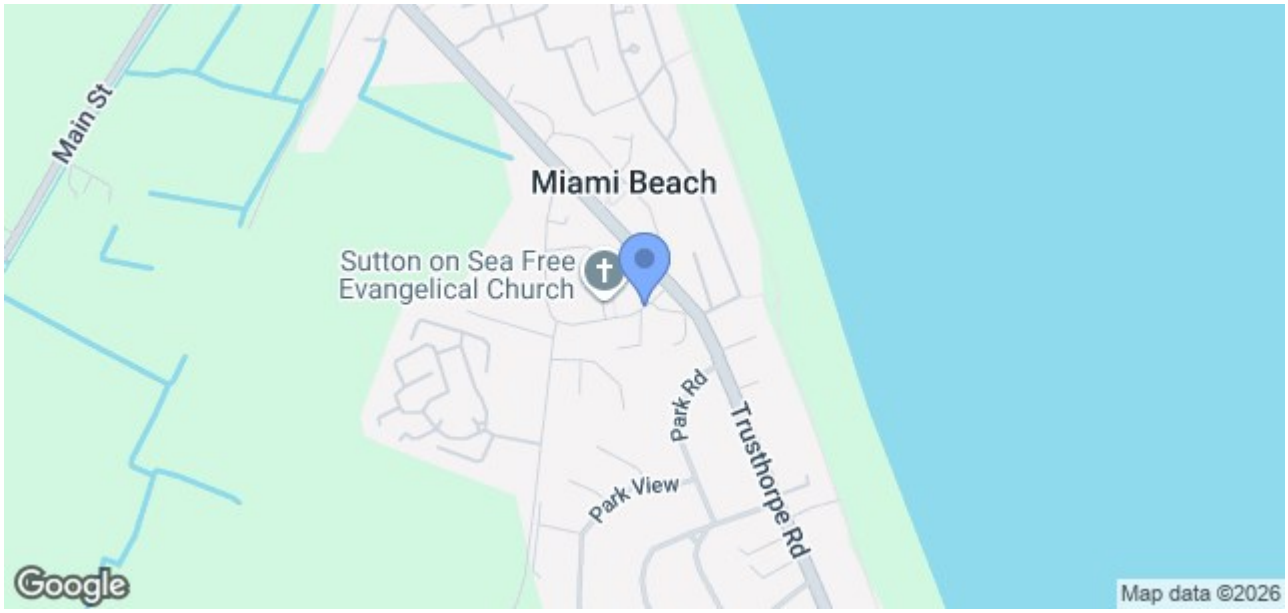
Approximate total area(1)

1105 ft²

(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.

GIRAFFE360

Directions

From our Sutton-on-Sea office head along the High Street towards the sea front, at the end follow the road around to the left in the direction of Mablethorpe. Continue along Trusthorpe Road and take your sixth turning on the left on to Old Trusthorpe Road. Highfield can be found a short distance along on the left hand side.