CHOICE PROPERTIES

Estate Agents

11 Millfield, Trusthorpe, LN12 2PG

Price £175,000

Choice Properties are delighted to bring to the market this spacious two bedroom semi detached bungalow which benefits from an additional loft room. This fantastic property further offers a large attractive garden with spacious driveway and is located in a quiet residential position only a short walk from the beach.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The well maintained accommodation comprises:

Hallway
7'6" x 8'11"
Spacious entrance hall with timber featured panelling, cupboard housing the consumer unit, opening into:-

Reception room
16'7" x 10'3"
Abundantly light reception room, TV Aerial point, telephone point, staircase to the loft room, French double opening patio doors leading to:-

Kitchen/Dining room
10'2" x 19'6"
Fitted with a modern range of wall and base units with complimentary work surfaces over, range cooker point with featured extractor hood over, plumbing for a washing machine and dishwasher, partly tiled walls, space for a dining table, part polycarbonate roof, pedestrian door to the rear aspect leading into the garden.

Bedroom 1
13'2" x 10'3"
Remarkably spacious double bedroom.

Bedroom 2
10'0" x 9'0"
Spacious double bedroom.

Loft room
15'9" x 7'0"
Impressive loft room, abundantly light and airy, featured Velux window, built in boiler cupboard, built in spacious storage cupboard.

Bathroom
8'4" x 5'9"
Fitted with an impressive four piece suite comprising panelled bath with single taps, corner shower cubicle with electric shower over, wash hand basin set into vanity unit, w.c., tiled splash backs, inset spot lights to the ceiling, built n airing cupboard, tiled flooring, featured timber beams to the ceiling.

Driveway
Spacious paved driveway providing off road parking for several vehicles.

Garden
To the rear of the property is a generously sized garden which is privately enclosed with timber fencing to the boundaries. The attractive gardens are lawned and slated with an abundance of established plants, trees and shrubbery throughout. There is also a raised brick built fish pond and useful timber storage shed to the rear. A gate to the side of the property provides access to the front of the bungalow.

Workshop
15'11" x 7'2"
With pedestrian door to the side aspect, power and lighting.

Tenure
Freehold

Council tax band
Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

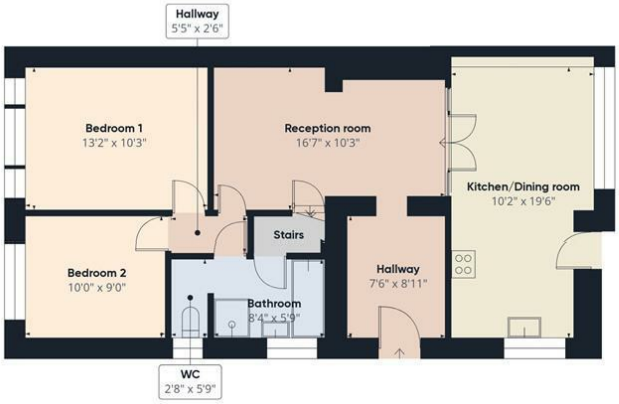
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - A. Amount payable in 22/23 is £1,243.44

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

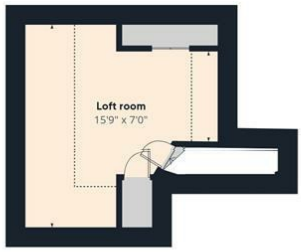
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.



Floor 0 Building 1



Floor 2 Building 1

Approximate total area(1)

1054.77 ft²

Reduced headroom

96.55 ft²

Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From our Mablethorpe office head South along the A52 towards Sutton on Sea. When you reach Trusthorpe turn right into Millfield.