



CHOICE PROPERTIES

Estate Agents

Vanada, 1 St. Peters Lane,
Trusthorpe, LN12 2PJ

Price £125,000



It is a pleasure for Choice Properties to bring to the market this detached two bedroom cottage which offers huge potential to refurbish throughout and is located in a quiet residential position close to both Mablethorpe and Sutton on Sea.

The well laid out accommodation comprises:

Entrance Porch

8'6" x 6'6"

Front uPVC door leading into the entrance porch. Door to the reception room.

Reception Room

10'11" x 12'1"

Log burning stove set in feature surround with a wooden mantle and double aspect windows including a bay window to the front aspect. Open plan design with the:

Dining Room

10'0" x 12'1"

Providing ample space for a dining table and featuring stairs to the first floor and an under stair storage cupboard.

Kitchen

10'0" x 5'11"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, plumbing for a washing machine, part tiling to the walls and the kitchen also houses the recently installed 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Sun Room

10'11" x 6'5"

Benefiting from double aspect windows and a door to side aspect.

WC

3'10" x 6'6"

Fitted with a WC with dual flush button, pedestal hand wash basin with single hot and cold taps and tiled walls.

Bedroom 1

10'11" x 12'2"

Spacious double bedroom with telephone point.

Bedroom 2

10'0" x 9'2"

Double bedroom with loft access.

Bathroom

10'0" x 5'9"

Fitted with a three piece suite comprising a bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, part tiling to the walls.

Driveway

Providing parking for one vehicle.

Garden

To the side and rear of the property are privately enclosed gardens featuring a useful shed, pizza oven and fencing to the boundaries.

Tenure

Freehold

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.

Council tax band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

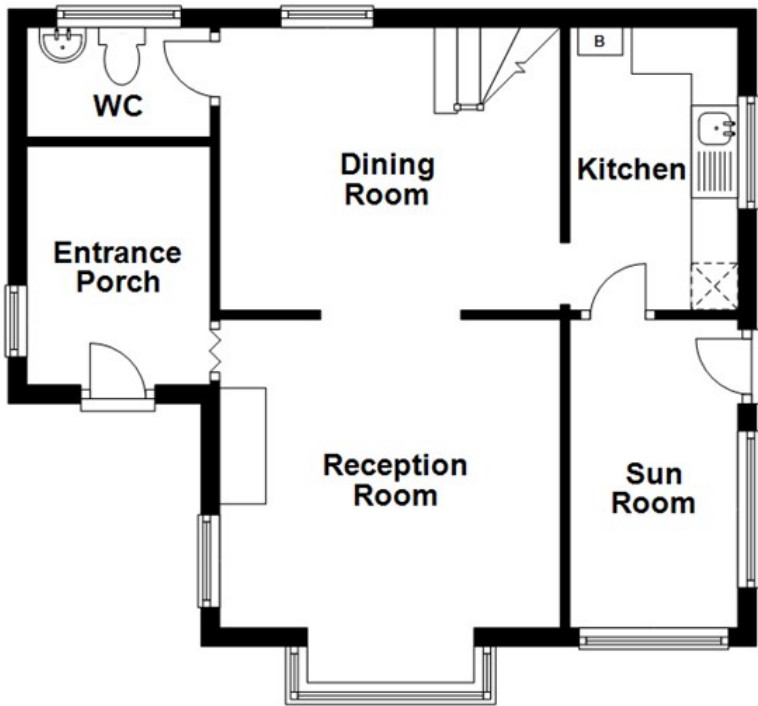
Website: www.e-lindsey.gov.uk

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

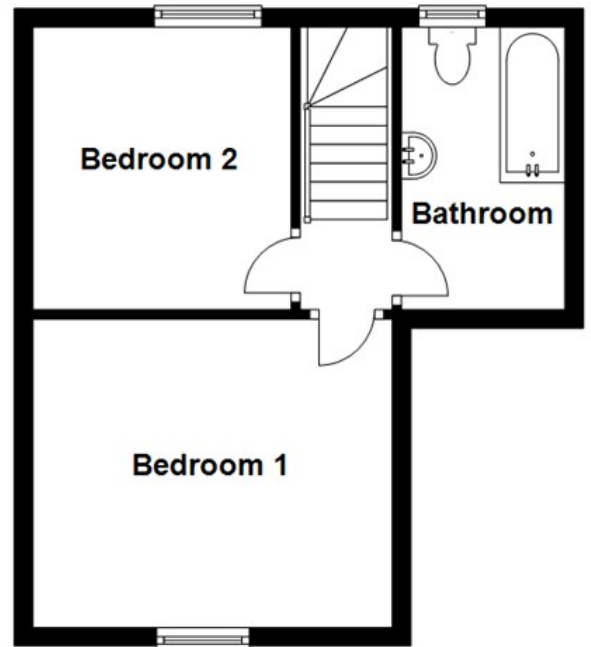
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



First Floor



Directions

From our Mablethorpe office head towards Sutton on Sea along the A52 then turn onto St Peters Lane before you reach Seacroft Holiday Estate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

