



CHOICE PROPERTIES

Estate Agents

20 Radio St Peters Sutton Road,
Trusthorpe, LN12 2PH

Reduced To £105,000



Choice Properties are delighted to offer for sale this impressive three-bedroom, semi-detached bungalow located in a quiet residential position, just a stones throw away from the beach. Early viewing is recommended.

Additionally benefiting from UPVC double glazing and gas fired central heating, this well laid out internal accommodation consists of:

UPVC Front Entrance Door:

Leading to:

Reception Room

15'5" x 9'7"

Wall mounted 'Honeywell' thermostat controls. TV Aerial point. Telephone point. 'French' patio doors leading out to the garden.

Kitchen

7'7" x 6'2"

Fitted with wall and base units with worktop over. Stainless steel sink unit with drainer and taps. Cooker point. Space for freestanding fridge and freestanding freezer. Part tiled walls. Tiled flooring.

Bedroom 1

8'9" x 8'9"

Double bedroom. TV aerial point.

Bedroom 2

6'7" x 8'9"

Single bedroom. TV aerial point. Loft access.

Bedroom 3

6'8" x 8'9"

Single bedroom. Wall mounted 'Ideal' combination boiler.

Bathroom

7'7" x 6'2"

Fitted with a three piece suite comprising a wall mounted wash hand basin, wc, and panelled bath with electric 'Triton' shower over.

Driveway

Providing off-road parking.

Garden

To the rear of the property you will find a privately enclosed garden laid mostly to lawn, with timber fencing to the boundaries and a timber gate providing access to the right-hand side of the property. The garden also benefits from a large timber shed included in the sale.

Tenure

Leasehold.

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.

Viewing arrangements

Viewing by appointment through Choice Properties on 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.

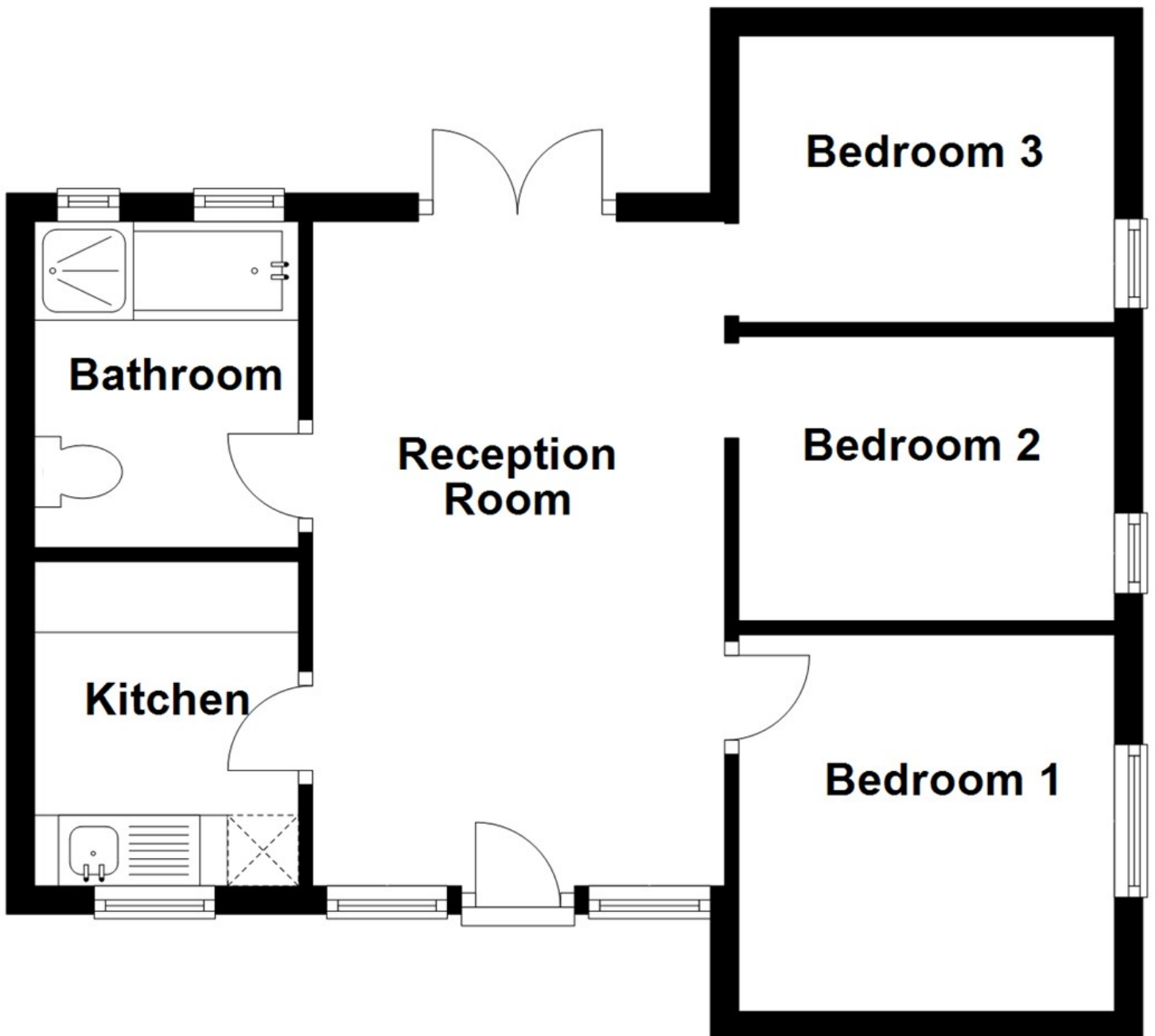
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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



Directions

From our office head North along the (A52) towards Mablethorpe. As you enter Trusthorpe follow the road around to the right in the direction of Mablethorpe. Continue along and you will see the entrance to Radio St Peters on your right hand side, just after the turning to St Peters Lane. Enter into Radio St Peters and follow the road round. Number 20 can be found on your right-hand side.

