



CHOICE PROPERTIES

Estate Agents

Wasserburg St. Peters Lane,
Trusthorpe, LN12 2PJ

Offers In The Region Of £225,000



It is a pleasure for Choice Properties to offer for sale this most spacious three bedroom detached bungalow boasting generously proportioned rooms throughout. This fantastic property is situated in a quiet residential position, only a short drive from both Sutton-on-Sea and Mablethorpe, and a short walk to the beach. Sitting on a large plot, this fantastic bungalow offers ample outside space including two outbuildings and off road parking, and is further offered with no onward chain. Early viewing is advised to avoid missing out!

The spacious and well maintained accommodation comprises:

Entrance Porch

2'4" x 8'4"

uPVC sliding front door leading into the entrance porch, which is fitted with tiled flooring and a uPVC door to:

Hall

36'3" x 4'0"

Featuring a wall mounted cupboard housing the consumer unit, wall mounted alarm system controls and doors leading to:

Reception Room

18'7" x 12'8"

Light and airy reception room benefiting from double aspect windows including a bay window to front aspect, gas fireplace set in a marble surround with a wooden mantle, TV aerial and telephone point.

Dining Room

14'7" x 12'8"

Spacious dining room fitted with a built in airing cupboard (measuring 1'09" x 2'06") housing the wall mounted 'Worcester' combination boiler; supply both the central heating and hot water systems, a built in storage cupboard (measuring 1'00" x 3'11") with shelving, picture window to side aspect and opening to:

Kitchen

11'7" x 12'8"

Fitted with a range of stylish wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, double fan 'Hotpoint' oven, four ring gas hob with stainless steel 'Zanussi' extractor hood over, part tiling to the walls, space for a freestanding fridge/freezer and freestanding dishwasher, telephone point, laminate flooring, loft access, built in storage cupboard (measuring 1'07" x 2'01") with shelving and a sliding door to:

Conservatory

5'10" x 9'8"

With a polycarbonate roof, double opening 'French' doors to the rear garden, tiled flooring, a wall light and triple aspect windows.

Bedroom 1

18'7" x 12'6"

Remarkably spacious double bedroom with double aspect windows including a bay window to front aspect.

Bedroom 2

9'10" x 12'6"

Spacious double bedroom with loft access.

Bedroom 3

9'10" x 12'6"

Double bedroom with a telephone point.

Shower Room

6'3" x 7'7"

Fitted with a three piece suite comprising a shower cubicle with a mains fed shower over, hand wash basin with mixer tap built into vanity, WC with dual flush button, tiled walls and an extractor fan.

Driveway

Providing off road parking for several vehicles.

Car Port

25'4" x 9'9"

Providing undercover parking with a polycarbonate roof.

Garden

To the rear of the property you will find a sizeable privately enclosed garden with timber fencing to the boundaries and which is mostly laid to lawn, additionally benefiting from a variety of plants and shrubs and a timber decked area. The rear garden also features a useful timber shed, a greenhouse, fish pond and access to the two outbuildings.

Tenure

Freehold.

Opening Hours

Monday - Friday 9:00am - 5:00pm

Saturday 9.00am - 3.00pm

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

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,

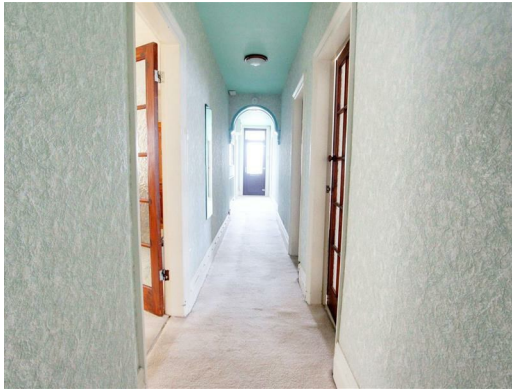
LN9 6PH

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 B.

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.

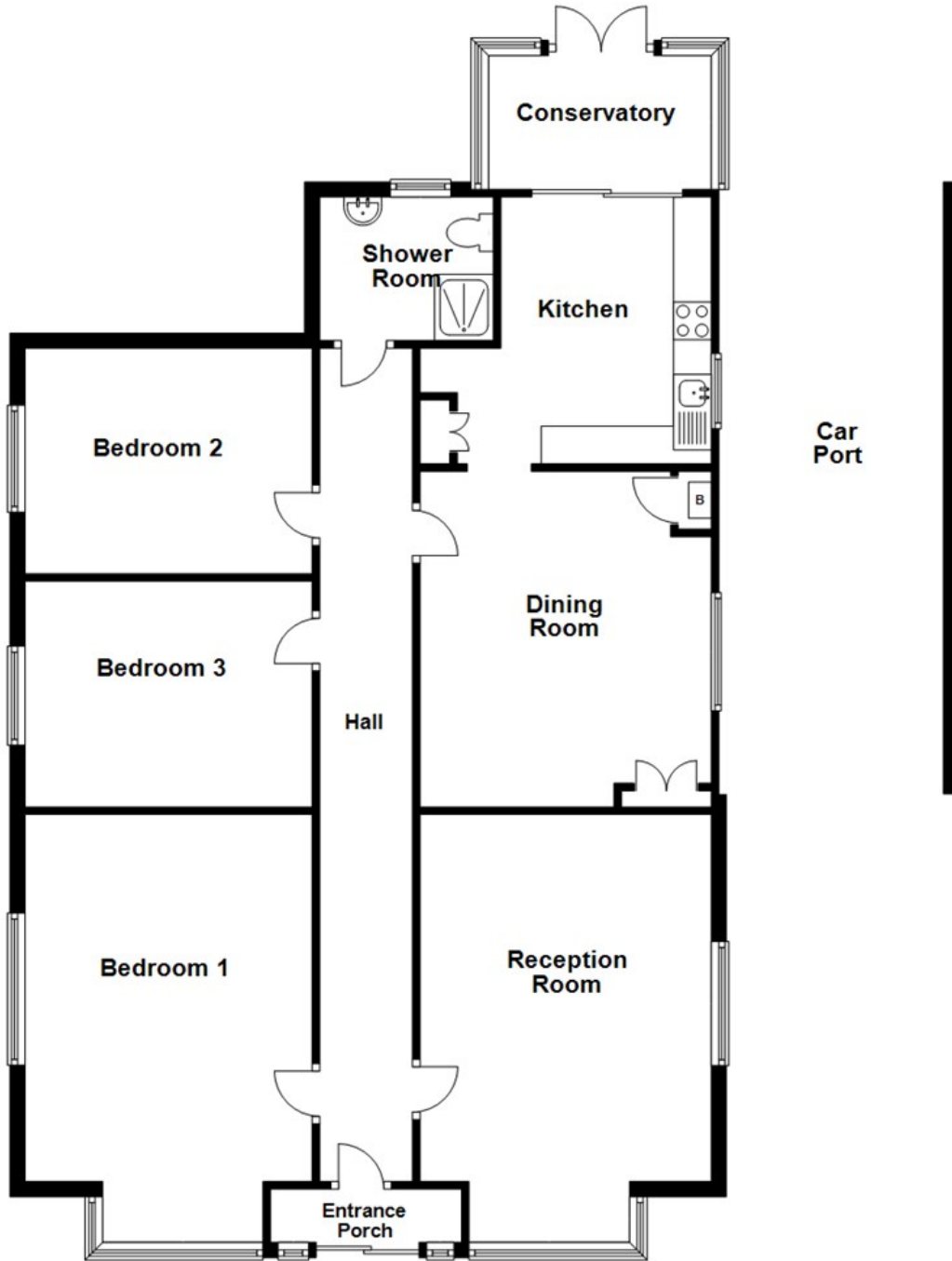






Ground Floor

Approx. 145.7 sq. metres (1568.5 sq. feet)



Total area: approx. 145.7 sq. metres (1568.5 sq. feet)

Directions

From our Sutton office head North towards Mablethorpe until you enter Trusthorpe then at the bend turn right onto St. Peter Lane where Wasserburg can be found a short way down.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(55-68) D			
(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	

