



# CHOICE PROPERTIES

*Estate Agents*

12a Trusthorpe Road,

Sutton-On-Sea, LN12 2LT

Reduced To £335,000



It is a pleasure for Choice Properties to bring to the market this fantastic three bedroom detached dormer bungalow which offers generously proportioned rooms throughout and a sizeable garden which slopes up towards the promenade. This remarkably spacious property is located in an ideal position only a short walk from the beach and town centre.

## The well maintained accommodation comprises:

### Hallway

L-shaped hallway with a uPVC front door leading in and fitted with a storage cupboard with lighting (measuring 2'01" x 4'07"). Stairs to the first floor and doors leading to:

### Reception Room

12'9" x 16'0"

Light and airy reception room benefiting from double aspect windows including a bow window to front aspect and fitted with a TV aerial and an electric feature fireplace in a marble surround and with a wooden mantle.

### Kitchen/Diner

7'10" x 15'0"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring induction hob, electric 'Lamona' oven, space for a freestanding fridge/freezer, dishwasher and plumbing for a washing machine, laminate flooring, inset spot lighting, 'Manrose' extractor fan, two pictures windows to rear aspect overlooking the garden, side uPVC door and a built in airing cupboard (measuring 2'04" x 2'11") housing the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

### Pantry/Store

4'2" x 10'2"

With power and lighting, shelving and space for a freestanding fridge/freezer. Door to the integral garage.

### Bedroom 1

20'8" x 10'2"

Remarkably spacious double bedroom with double aspect windows and a featured dressing area with three built in double wardrobes with double opening doors and one single wardrobe with a single opening door.

### Shower Room

6'2" x 8'4"

Fitted with a large walk in shower cubicle with an electric 'Bristan Joy' shower over and a pedestal hand wash basin with mixer tap, laminate flooring, part mermaid boarding to the walls, heated towel rail, inset spot lighting and an extractor vent.

### WC

2'11" x 8'4"

With a WC with cistern lever and laminate flooring.

### Store Room

4'7" x 5'11"

With power and lighting, a window to side aspect and shelving.

### Landing

15'6" x 13'11"

Spacious landing with access to the eaves for storage and a double storage cupboard with shelving (measuring 2'05" x 3'07"). Doors to:

### Bedroom 2

16'1" x 13'11"

Spacious double bedroom.

### **Bedroom 3**

10'7" x 13'11"

Spacious double bedroom.

### **Driveway**

Providing off street parking.

### **Integral Garage**

17'4" x 9'2"

With an up and over door, side window, power and lighting and the garage also houses the wall mounted consumer unit.

### **Garden**

The property is fronted by a lawned garden edged by a low level brick wall. To the rear of the property you will find a sizeable lawned garden with established trees and hedging to the boundaries, there is also a paved patio area. Through a timber gate a further large lawned garden sloped up towards the promenade can be found.

### **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](http://www.e-lindsey.gov.uk)

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

### **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.

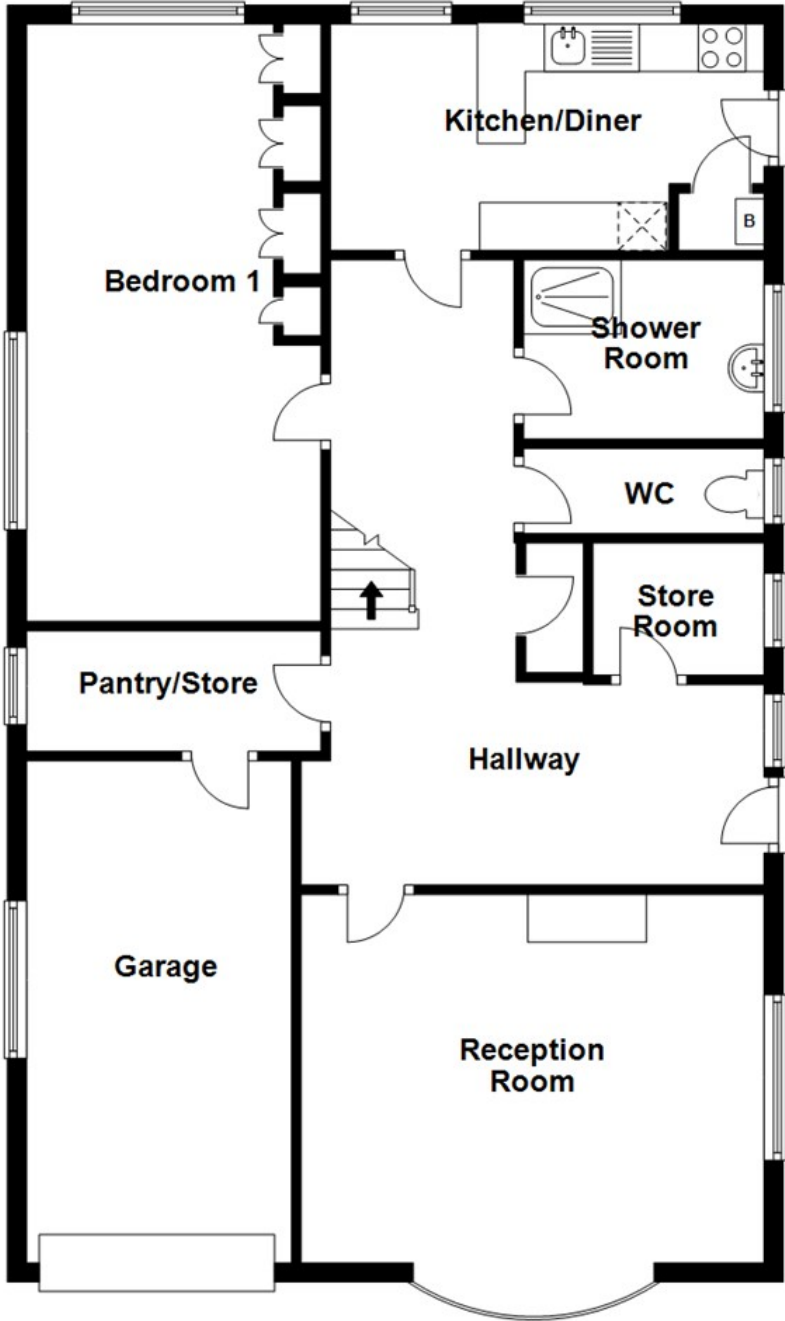
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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





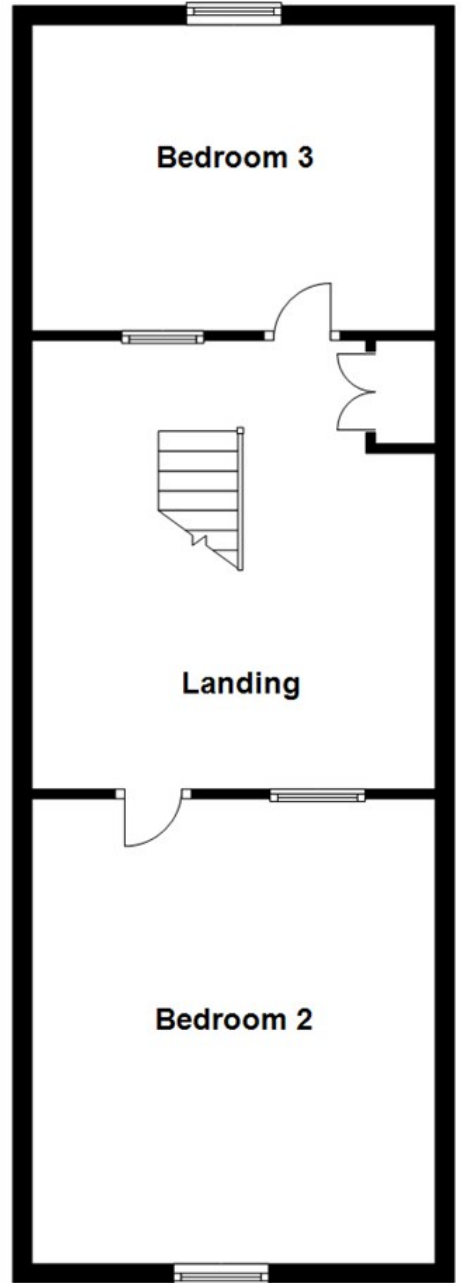
### Ground Floor

Approx. 101.6 sq. metres (1093.1 sq. feet)



### First Floor

Approx. 55.4 sq. metres (595.8 sq. feet)



Total area: approx. 156.9 sq. metres (1688.9 sq. feet)

# Directions

From our Sutton on Sea office head along the High Street towards the Sea Front. At the end of the High Street follow the road on to Trusthorpe Road. Continue along Trusthorpe Road and 12a can be found a short drive along on your right hand side.

