



CHOICE PROPERTIES

Estate Agents

11 North Road,
Trusthorpe, LN12 2QD

Price £250,000



It is a pleasure for Choice Properties to bring to the market this fantastic two bedroom detached bungalow with two reception rooms, situated in a quiet residential position. This spacious property has been perfectly adapted for disability purposes. Early viewing is advised to appreciate the generously proportioned accommodation on offer.

The abundantly light and bright and sizeable accommodation comprises:

Entrance Hall

5'7" x 7'9"

uPVC front door leading into the entrance hall featuring the wall mounted 'Robus' thermostat and doors leading to:

Kitchen

13'7" x 7'9"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, space for a freestanding cooker with extractor hood over, space for a freestanding fridge/freezer, plumbing for a washing machine and the kitchen also houses the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems, and is approximately one year old.

Dining Room/Sitting Room

18'4" x 13'1"

Versatile space to be utilised as either a second reception room or dining room with ample space for a dining table, two wall lights and a door to the garage.

Garage

15'1" x 7'10"

With power and lighting, rear uPVC pedestrian door, ample space for various utilities and a door to the:

Workshop

9'11" x 4'11"

With base units and worktop over, power and lighting.

Reception Room

16'1" x 12'11"

Light and airy reception room with a large picture window to front aspect, gas fireplace set in a feature surround and a TV aerial.

Lobby

6'3" x 4'7"

With access to the loft which is part boarded with a pull down ladder and doors leading to:

Bedroom 1

14'1" x 8'8"

Spacious double bedroom with a TV aerial.

Bedroom 2

10'11" x 11'0"

Spacious double bedroom.

Shower Room

7'6" x 8'0"

Set out in a wet room design with an electric 'Redring Selectronic' shower, hand wash basin with single hot and cold taps and WC with push flush, mermaid boarding to the walls, a 'Newlec' extractor fan and an airing cupboard (measuring 2'05" x 2'06").

Driveway

Paved driveway access to the rear of the property from The Meadows, providing off road parking for numerous vehicles.

Garden

To the front and side of the property you will find a garden laid to lawn with low level conifer hedging to the boundaries. To the rear of the property you will find a garden; paved for ease of maintenance with the added benefit from a large useful timber shed. A smaller timber shed can also be found in the garden too.

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

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

Viewing arrangements

By appointment through Choice Properties on 01507 443777.

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.

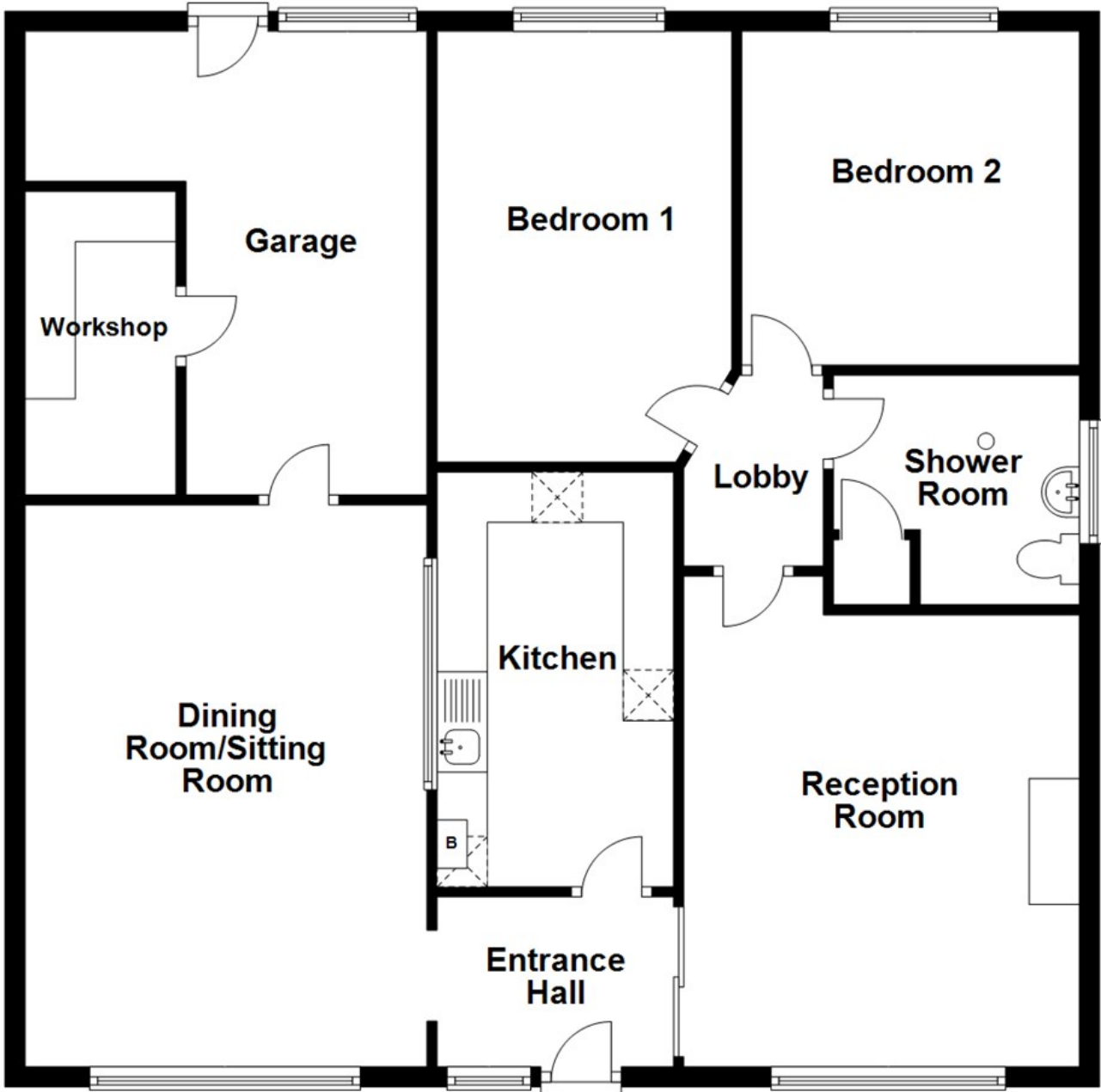
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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





Ground Floor

Approx. 108.1 sq. metres (1163.8 sq. feet)



Total area: approx. 108.1 sq. metres (1163.8 sq. feet)

Directions

From our Sutton on Sea office head North along the A52 towards Trusthorpe. As you enter Trusthorpe take the next left onto Main Street and then right onto North Road. Number 11 can be found a short distance on your right hand side on the corner leading to The Meadows.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			63
(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	

