

Wayside Main Street,
Trusthorpe, LN12 2QE

Reduced To £125,000



*****REDUCED FROM £139,950 TO £125,000***** We offer for sale this two bedroom, non traditional construction, link detached bungalow. The property is situated in a pleasant semi rural position, convenient for the beach and neighbouring towns of Mablethorpe and Sutton on Sea.

The property which is of non traditional construction has the benefit of UPVC Double Glazed Windows and Gas Fired Central Heating. Internally the accommodation consists of:

Side UPVC Entrance Door to:

Hallway

13'4" x 4'8"

2 Single power points. 'Hive' control for the central heating system. Telephone point.

Lounge

15'3" x 10'6"

Feature fireplace housing gas fire with back boiler which supplies the central heating and domestic hot water. Dado rail Radiator. 2 Double power points.

Kitchen

10'4" x 9'2"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Gas cooker point. Radiator. 3 Double & 3 single power points. Plumbing for automatic washing machine. Door to outside.

Bedroom 1

12'5" x 10'4"

Built in storage cupboards. Radiator. Double power point. Double opening 'French' doors opening on to the rear garden.

Bedroom 2

11'11" x 10'5"

Radiator. Double power point. Double opening 'French' doors opening on to the rear garden.

Wet Room

Wet room area with 'Mira Advace' electric shower, pedestal wash hand basin and w.c. Radiator. Extractor fan. Part tiled walls.

Outside

To the front of the property the garden has been gravelled for ease of maintenance. To the side of the property is gated access leading to the enclosed rear garden. This once again has been gravelled for ease of maintenance and is set with plants and shrubs.

Driveway

Providing ample parking space.

Garage

16'6" x 8'

Up and over door. Rear access door.

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.

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

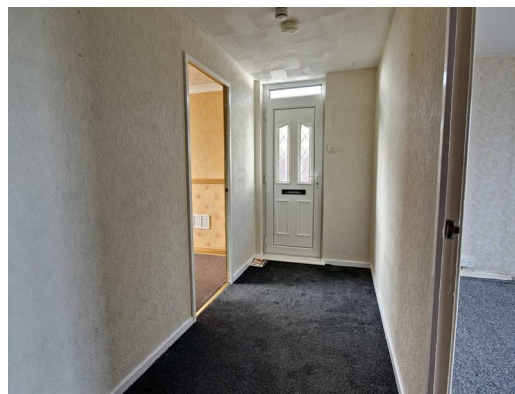
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B

Making an Offer

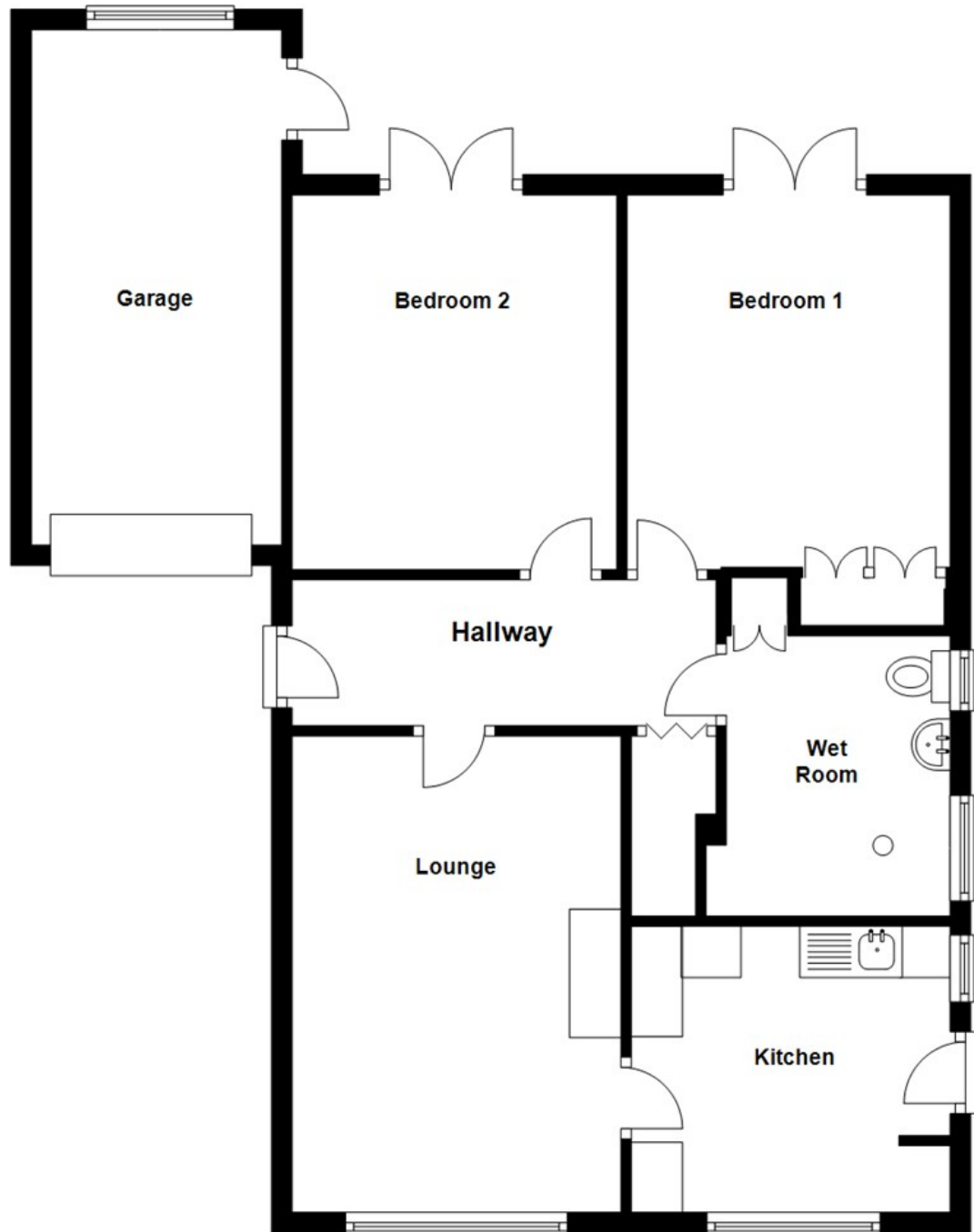
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.







Directions

From our office head south along (A52) Mablethorpe. As you enter Trusthorpe turn left onto Main Street just after the hump backed bridge. Wayside can be found on your right hand side a short distance past the turning on to North Road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

