

Rossa Farm Rossa Lane, Trusthorpe, LN12 2QH

Reduced To £349,950



Reduced from £375,000 to £349,950 We offer for sale this most substantial and beautifully presented five bedroom detached house. The property is situated in a quiet rural position with open views and is a short drive from Sutton on Sea, Mablethorpe and the Beach.

The property has the benefit of oil fired central heating and UPVC Double Glazing. The impressive and most spacious internal accommodation, which includes a recent extension incorporating the kitchen and utility room, consists of:

Front Entrance Door to:

Entrance Hall

4'5" x 3'0"

With door to:

Hallway

2 Radiators. Single power point. Dado rail. Wall lighting. Under stairs storage cupboard. Staircase to 1st floor landing. Doors to:

Lounge

20'4" x 12'7"

Measurement in to the bay. Feature fireplace with dual fuel stove. Radiator. 8 Double power points. T.V. Aerial point.

Sitting Room

13'11" x 12'9"

Radiator. Single & 2 double power points. Telephone point.

Ground Floor Shower Room

6'3" x 2'9"

Modern shower room suite comprising of Shower cubicle with shower over, pedestal wash hand basin and w.c. Fully tiled walls. Tiled floor. Electric Under floor heating.

Dining Room

17'2" x 14'9"

Fireplace with dual fuel stove. Radiator. Dado rail. 5 Double power points. Sliding patio doors leading on to the front paved patio area.

Kitchen/ Diner

19'7" x 16'6"

Extending to 20'8". Modern fitted kitchen with wall and base units with work surfaces over, along with further 'L' shaped central fitted base units and work surfaces, incorporating one and half bowl sink unit and drainer and integral dishwasher. Electric cooker point and filter hood. Tiled flooring with under floor heating. Under unit lighting and recessed spot lighting to the ceiling. Single & 4 double power points. Sliding patio doors to rear garden. Door to:

Utility Room

11'2" x 10'7"

Further area measuring 9'4" x 5'3". Fitted base units with work surfaces over. One & half bowl stainless steel sink unit and drainer. 4 Double power points. Plumbing for automatic washing machine. Under floor heating. 'Boulter Buderus' oil fired boiler which supplies the central heating and domestic hot water. 4 Double power points. Recessed spot lighting. UPVC door to outside.

Arranged from the hallway is the staircase to the

First Floor Landing

Single power point. Loft access.

Bedroom 1

17'3" x 14'8"

Feature fireplace. Radiator. Loft access Single & double power points. Telephone point.

Bedroom 2

13'5" x 9'4"

Extending to 10'11". Fitted cupboards. Single & double power points. Radiator.

Bedroom 3

11'2" x 10'2"

Radiator. Single power point.

Bedroom 4

10'2" x 6'10"

Radiator. 2 Single power points.

Bedroom 5

9'1" x 6'4"

Single power point.

Bathroom 1

9' x 7'6"

Extending to 13'1". Modern bathroom suite comprising of roll top bath with mixer shower taps, pedestal wash hand basin and w.c. Radiator. Airing cupboard housing lagged hot water cylinder.

Bathroom 2

9'9" x 6'11"

Measurements to widest points. Consisting of panelled bath, pedestal wash hand basin and w.c. Part tiled walls. Radiator. Airing cupboard housing lagged hot water cylinder.

Outside

The property is situated in a pleasant rural location with views over open farmland. It stands on a good size plot with large lawned gardens extending to the front side and rear. They are set with a variety of well established plants trees and shrubs. The large gravelled driveway extends to the side of the property and on to the double garage and workshop which is located to the rear.

Driveway

Large gravelled driveway leading to the rear of the property and the detached double garage block.

Garage

19'9" x 18'10"

With two sets of up & over doors and side access door. Power and lighting. Pitched roof.

Workshop/ Garage

18'3" x 16'7"

Metal workshop with roller door. Power & lighting.

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 D

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.

Website

All details also available on our website www.choiceproperties.co.uk

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.



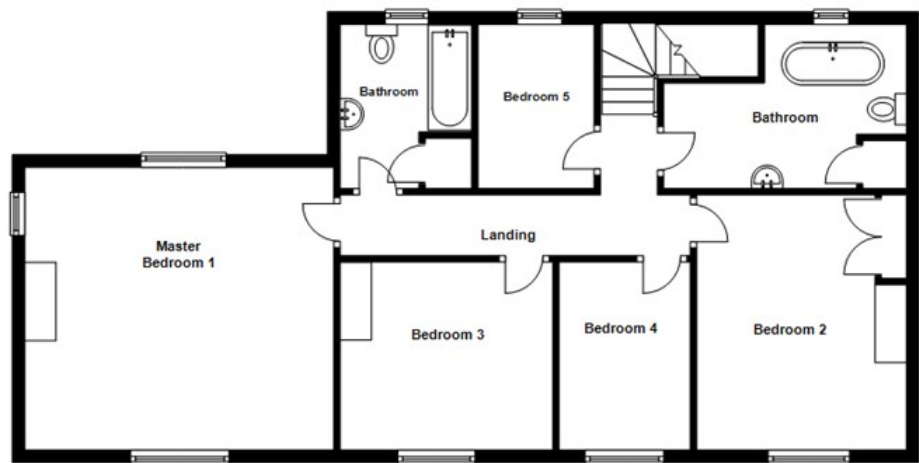




Ground Floor



First Floor



Directions

From our Sutton On Sea office head towards the beach and follow the road around to the left onto Trusthorpe Road, continue along this road towards Mablethorpe. As you enter the village of Trusthorpe turn left on to Main Street. Follow this Road all the way along. At the end of the road bear left on to Rossa Lane where Rossa House can be found a short drive along on the left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		80
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	51		(39-54) E	43	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

