



Willsons

28, The Meadows, Trusthorpe  
£239,950



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**Willsons**  
SINCE 1842

28, The Meadows,  
Trusthorpe, Mablethorpe,  
Lincolnshire, LN12 2QP

### "AGENT'S COMMENTS"

*This exceptionally well presented modern property offers a turn-key ready home with recently installed kitchen, sun room, low maintenance private rear garden, integral garage & driveway along with bathroom with both bath and shower. Located on a generous corner plot in the popular village of Trusthorpe, only 500m from the beaches of the beautiful Lincolnshire coastline and within walking distance of several small shops, the village hall and local church.*

### LOCATION

*With a inclusive community feel, village hall, local church and offering various clubs and societies for different ages, Trusthorpe is a small village conveniently located between the larger towns of Sutton-On-Sea and Mablethorpe. Sutton-on-Sea offers a range of facilities including primary school, doctor's surgery, range of shops & businesses being mainly local, along with a variety of eateries and takeaways. Mablethorpe has amenities including doctor's surgery and primary schools, a variety of shops and eateries along with a weekly street market. Mablethorpe offers a typical UK seaside town experience including amusements, a cinema, leisure centre and several supermarkets.*



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<https://www.willsons-property.co.uk>

### Front of Property

Set to lawn with feature red brick style concrete pathways to all sides, areas of low maintenance gravel with raised planters, areas of patio, boundaries of low fencing, pedestrian gate to the driveway and off-road parking.

### Sun Room

19'0" x 7'6" (5.8m x 2.3m)

Of half brick wall and uPVC construction with solid roof, radiator, feature electric wall mounted heater, sliding patio doors to the rear decking, uPVC door to the front of the property with decorative glass panel, feature lighting and tiled flooring.

### Living Room

15'1" x 11'9" (4.6m x 3.6m)

Dual aspect room with feature electric "log burner" to fireplace with hearth and mantle, radiator, windows to the front and side of the property and carpeted flooring.

### Kitchen

14'9" x 8'2" (4.5m x 2.5m)

Dual aspect room providing a recently installed stylish kitchen, with a range of wall and base units with integral handles, sink with 1.5 bowls and mixer tap, integrated cooker with gas hob and corresponding cooker splashback, integrated 60/40 fridge freezer, integrated slimline dishwasher, space and plumbing for washing machine, integrated waste refuse storage draw, full height feature radiator, partially tiled walls with partial uPVC wall boarding, recess downlighting and feature pendant light, windows to the front and side of the property and tiled flooring.

### 'L' shaped Hallway

6'10" x 2'7" x 3'11" (2.1m x 0.8m x 1.2m)

With radiator, built-in storage, loft access, thermostat and laminate flooring.

### Bedroom One

13'9" x 9'2" (4.2m x 2.8m)

Dual aspect room with radiator, carpeted flooring and windows to the side and rear of the property with views over the rear garden.

### Bedroom Two

10'9" x 10'5" (3.3m x 3.2m)

With radiator, window to the side of the property and laminate flooring.

### Bathroom

7'6" x 6'10" (2.3m x 2.1m)

With high level WC, washbasin vanity unit, bath with mixer taps and handset, shower cubicle with direct feed rainfall shower and feature uPVC wall boarding enclosure, extractor fan, heated towel radiator, floating wall unit storage, fully tiled walls, window to the side of the property and tiled flooring.

### Rear Garden

Private rear garden providing a low maintenance outside space set primarily to gravel interspersed with small areas of patio, feature stepping stones, area of decking, imitation red brick style concrete pathways to all sides of the property, garden shed, personnel door to the integral garage and personnel gate to the driveway and boundaries of fencing.

### Integral Garage

16'4" x 7'10" (5m x 2.4m)

With up-and over-door, Worcester wall mounted gas combination boiler with remaining circa seven year warranty, power and lighting, shelving, window and wooden pedestrian door to the rear garden and concrete flooring.

### Solar Installation

The property hosts a solar installation which is know to be leased by A Shade Greener Ltd who are an operational company providing solar energy across the United Kingdom. The lease is for a period of 25 years from October 2012 and the installation is MCS certified to provide lender confidence. The Agent has lease documentation in hand, available for inspection upon request.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains gas, electricity, water and drainage are connected to the property.

### Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of 'C'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 9170-2379-9090-2090-3325

### Directions

From the main A52 between Mablethorpe and Skegness, at Sutton-on-Sea continue through the town heading north towards Mablethorpe for 1 mile. Turn left into Main Street and the immediately right into North Road and right again into The Meadows. The property can be found after taking the first left and first right on a corner plot at the entrance to the cul-de-sac.

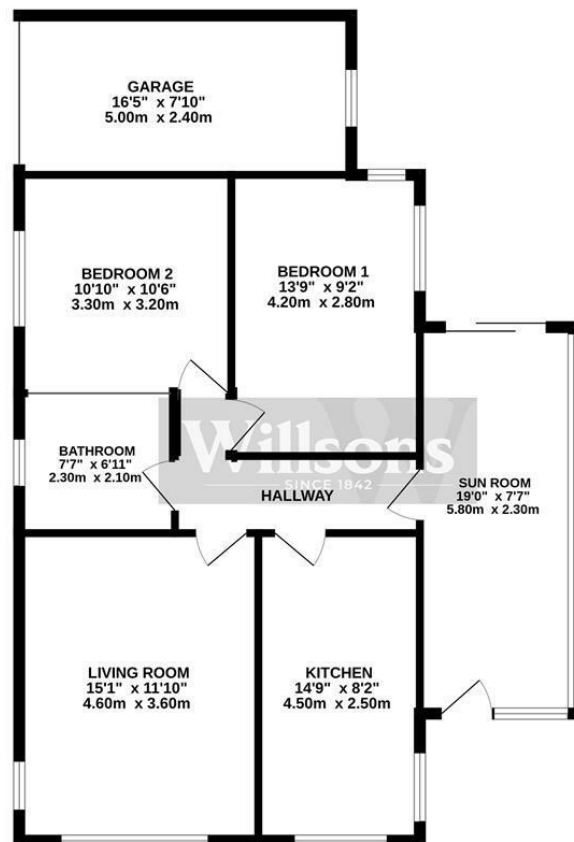
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### Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.



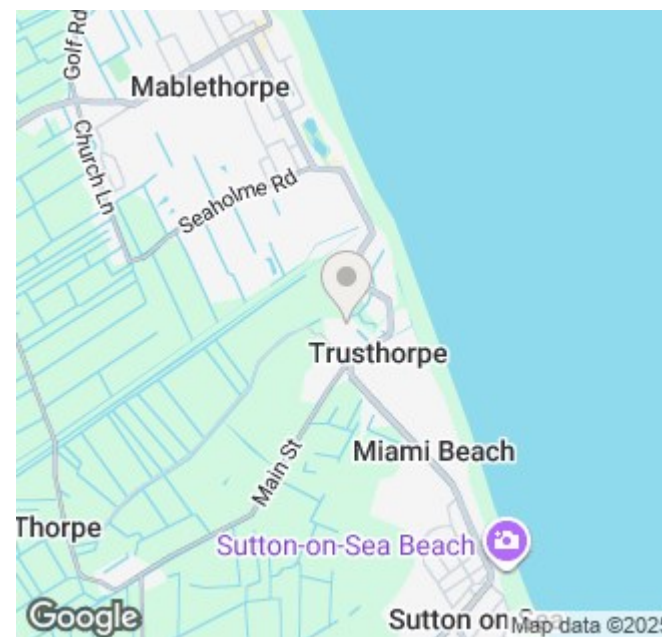
# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FLOORPLAN Not to scale – For identification purposes only

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**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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