



31 – 36 St Peters Lane, Trusthorpe,

SEMI DETACHED BUNGALOW | CORRUGATED BITUMEN PITCH ROOF CONSTRUCTION |
6 BUNGALOWS | BEDROOM WITH EN-SUITE | LOUNGE & KITCHEN | EPC RATINGS - D, E & G |

Asking Price: £299,000

St Peters Lane, Trusthorpe, Lincs

A unique investment opportunity to purchase three blocks of semi-detached bungalows built of brick with corrugated bitumen pitch roofs. Please Note: There is a private water pipe running under the bridge to the bungalows. For each bungalow: 1 bedroom with en suite bathroom, lounge & kitchen. Private access to the beach via bridge and stairway. PLEASE NOTE: All six bungalows are of a similar size, layout and description, the example we give is for guidance only.

DIRECTIONS

From the Sutton on Sea office turn right and follow the A52 towards Mablethorpe. Immediately before the Radio St Peters entrance right hand bend bearing left with a road to the right 'St Peters Lane'. Take this road, St Peters Lane South is just on the left hand side. Follow the lane round past the first parking bay to the other bay which stands in front of the six bungalows.

ACCOMMODATION

KITCHEN

2.92m (9' 7") x 2.08m (6' 10")

Stainless steel sink with work tops to sides, base unit, plumbing for automatic washer and appliance space under. 4 power points, electric cooker points (some have gas cooker point as well), wall cupboards, drawer unit and window to front elevation.



LOUNGE

3.33m (10' 11") x 2.92m (9' 7")

2 Power points, windows to side and rear elevations, door to:



BEDROOM

3.68m (12' 1") x 2.72m (8' 11")

2 power points, window to rear elevation, door to:



BATHROOM

2.72m (8' 11") x 1.83m (6' 0")

Panelled bath with shower over, pedestal wash hand basin, low level w.c. built in airing cupboard with cylinder & immersion heater, window to front elevation.



OUTSIDE

The bungalows are surrounded by lawned areas which at the moment is open plan. Some of the properties have paved patios outside. There is ample car standing in front of the buildings.

TENURE

We believe this property to be Freehold and are awaiting solicitor's confirmation. All interested parties are advised to make their own enquiries.

SERVICES

There is a Private Water supply (leading off the mains pipe on St Peters Lane) to these properties, the private pipe runs under the bridge to each bungalow. Mains electricity, gas, and drainage are understood to be connected, The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

DETAILS PREPARED

MAY 2004

VIEWING

Viewing through Turner Evans Stevens office in Mablethorpe. Tel: 01507 473476

OPENING HOURS

Monday - Friday: 9.00am - 5.00pm

Hunters Turner Evans Stevens 16B Victoria Road,
Mablethorpe, Lincolnshire, LN12 2AQ 01507
473476

mablethorpe@huntersnet.co.uk

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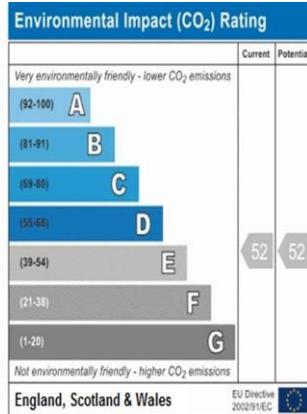
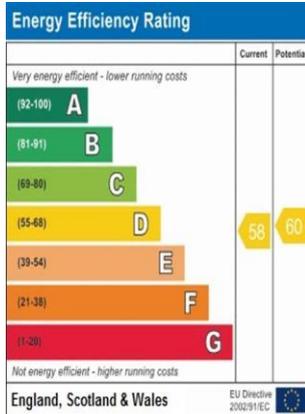
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

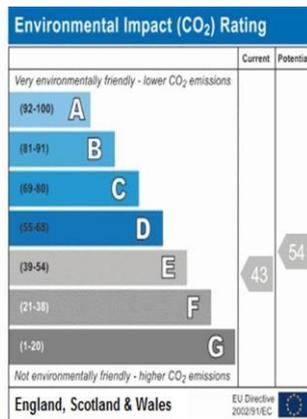
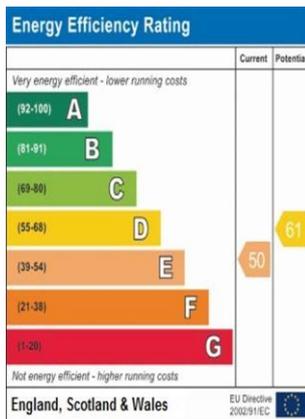
ENERGY PERFORMANCE RATING

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

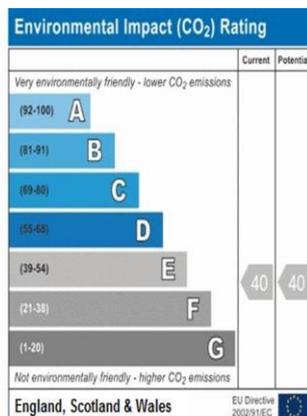
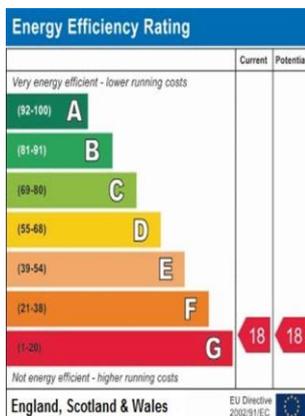
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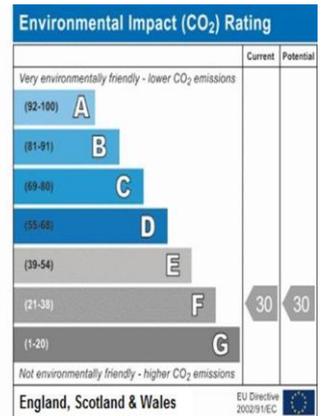
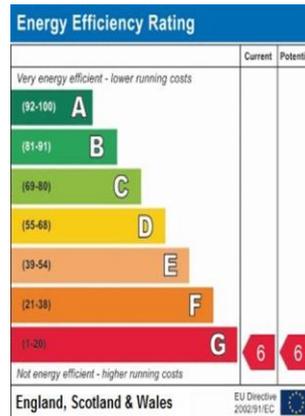
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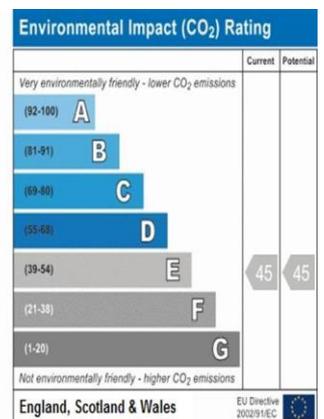
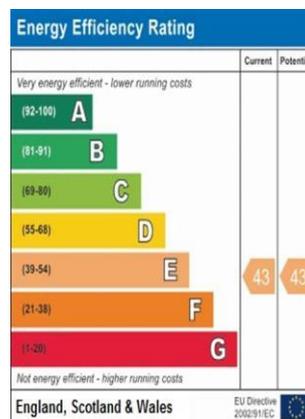
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EPC 34



EPC 35



EPC 36

