



CHOICE PROPERTIES

Estate Agents

3 Sandringham Drive,
Sutton-On-Sea, LN12 2JP

Price £239,950



Choice Properties is delighted to market this spacious detached bungalow, situated in a pleasant sought after location on Sandringham Drive. Additional features include ample front and rear garden space, off-road parking, and a modern interior. Early viewing is highly recommended.

This detached bungalow features a light and airy interior which comprises:

Entrance Hall

uPVC door leading to hallway.

Living Room

13'9 x 12'2

Light and airy living room with electric fireplace. TV aerial point. Radiator.

Kitchen

12'6 x 8'9

Fitted with a range of wall and base units with work surfaces over, porcelain 1.5 bowl sink and drainer with mixer tap, plumbing and space for dishwasher, integrated induction hob, integrated eye level double oven, space for fridge and freezer. Part tiled walls.

Dining Room

7'11 x 8'10

Space for dining table. French doors leading to the garden. Radiator.

Utility Room

5'5 x 3'8

Housing the gas boiler. Space for washing machine. Radiator.

Bedroom 1

9'8 x 12'2

Spacious double bedroom.

Dressing Room

7'0 x 8'2

Ideal space for wardrobes and storage.

Study

6'11 x 6'2

Fitted with built in desk space. Radiator

Bedroom 2

12'7 x 8'9

Spacious double bedroom.

Hallway

12'9 x 10'3 (to furthest measurement)

With uPVC entrance door. Access to loft via loft hatch. Internal doors to the majority of rooms.

Shower Room

5'4 x 8'8

Fitted with three piece suite comprising walk in shower, hand wash basin and wc set into vanity. Tiled walls.

Loft Room

12'2 x 9'1

Spacious room providing additional storage space.

Garden

Ample outdoor space to the rear laid mostly to artificial grass. Pond. To the side of the property there is extra garden space for sheds/storage laid to gravel. Timber boundary. Pedestrian door leading to driveway.

Driveway

Parking for multiple vehicles. Access to the property via pedestrian timber gate and passageway.

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 B.

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

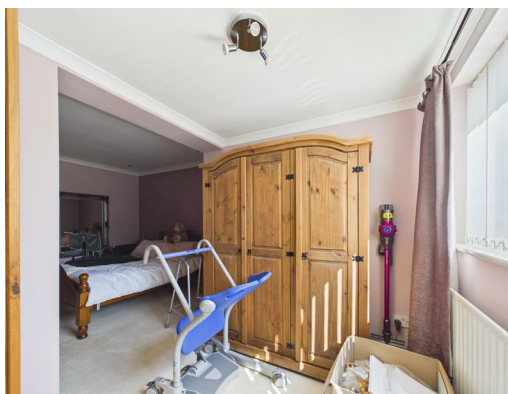
Viewing Arrangements

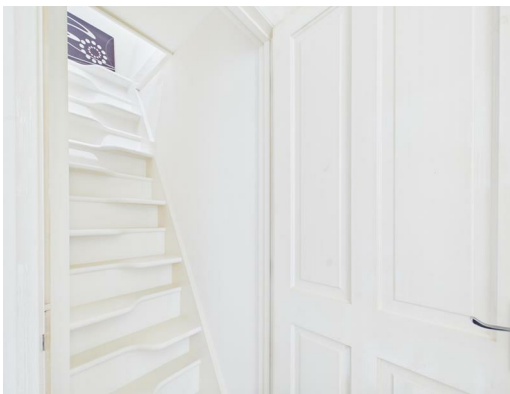
Viewing by appointment through Choice Properties Sutton on 01507 443777.

Making an Offer

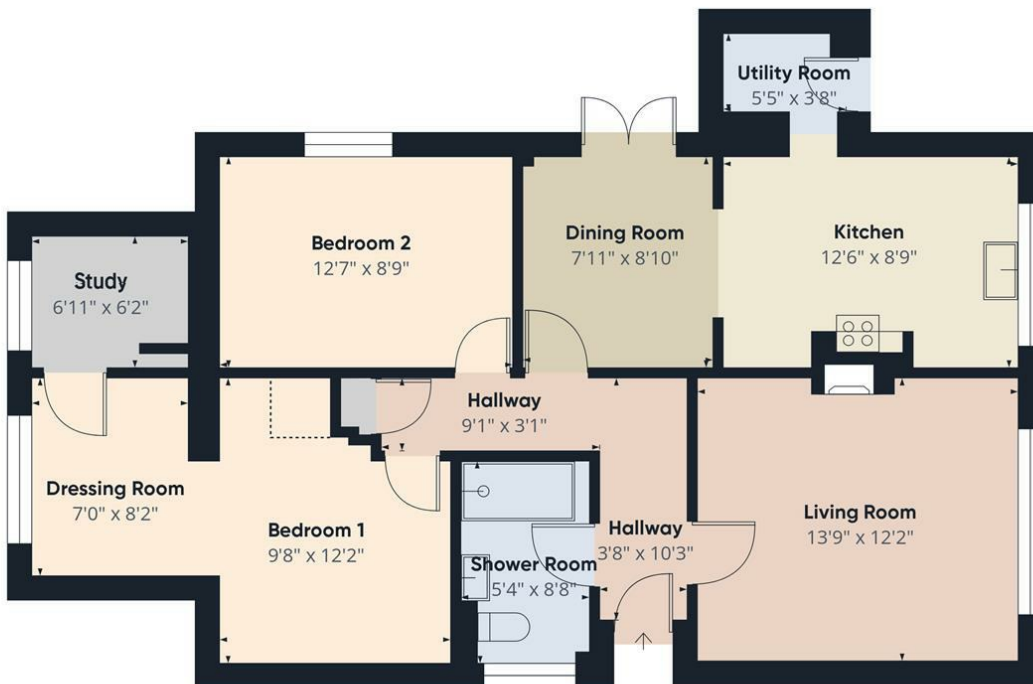
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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









Floor 0



Floor 1



Approximate total area⁽¹⁾

910 ft²

Reduced headroom

45 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Sutton on Sea office after passing through the High Street turn left at the mini roundabout in the direction of Skegness (A52) and Sandringham Drive is the second turn on the right. Number 3 can be found on your left hand side on a slight corner.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	80
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		

