



# CHOICE PROPERTIES

## *Estate Agents*

37 Kipling Drive,  
Sandilands, LN12 2RF

Price £259,950



It is a pleasure for Choice Properties to offer for sale this most spacious and impressive two bedroom link detached bungalow, occupying a pleasant position just moments from the beach and backing on to the popular Acre Gap Nature Reserve. Offering generously proportioned rooms and presented to a great standard throughout, early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing throughout, this well presented internal accommodation comprises:

### **Entrance Hall**

3'3" x 5'0"

Composite front entrance door. Door to:

### **Hallway**

3'0" x 10'5"

Loft access. Radiator. Doors to:

### **Kitchen**

9'9" x 8'4"

Fitted with a range of stylish wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, integrated oven and four ring induction hob with extractor over, plumbing for a washing machine, space for a freestanding fridge/freezer. Wall mounted 'Worcester' boiler. Radiator. Part tiled walls.

### **Reception Room**

12'11" x 17'5"

Light and airy reception room with large bow window to the front aspect. TV aerial point. Two radiators.

### **Bedroom 1**

10'10" x 13'9"

Spacious double bedroom with built in wardrobe. Radiator. Double opening uPVC 'French' style patio doors leading to the garden.

### **Bedroom 2**

9'11" x 10'10"

Spacious double bedroom with built in wardrobe. Radiator. uPVC patio door leading to the garden.

### **Shower Room**

6'7" x 6'3"

Fitted with a three piece suite comprising shower enclosure with electric shower, hand wash basin with mixer tap set in vanity unit, and dual flush wc. Heated towel rail. Tiled flooring.

### **Store**

8'1" x 8'0"

With power and lighting.

### **Garage**

8'1" x 16'2"

With up and over door, power and lighting.

### **Driveway**

Providing off road parking.

### **Gardens**

The property is fronted by the paved driveway and open front garden which is laid to lawn for ease of maintenance. To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. This well kept garden is mostly laid to lawn but also benefits from a paved patio area and paved walkway leading to the gate which opens up onto the popular Acre Gap, perfect for long walks or easy access to the beach.

## **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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 443777.

## **Opening Hours**

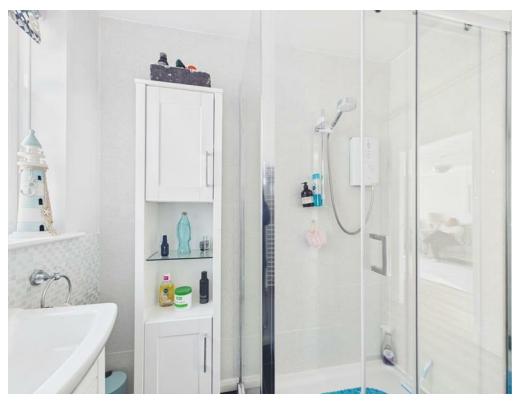
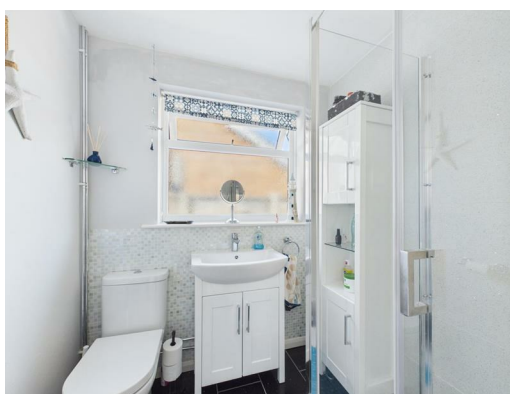
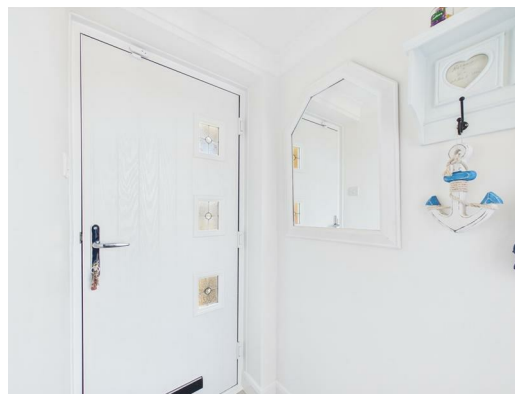
Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

## **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.







**Approximate total area<sup>(1)</sup>**  
941 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 office head South on the A52 towards Skegness. After you have passed through Sutton on Sea and into Sandilands turn left onto Sea Lane. Take the first turning on the left into Kipling Drive and No. 37 can be found approximately half way along the road on your left hand side.

| 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                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

