



CHOICE PROPERTIES

Estate Agents

4 Walkington Way,
Sandilands, LN12 2UD

Price £285,000



Choice Properties are excited to introduce to the market this most spacious three/four bedroom (one-en suite) detached bungalow situated in the ever sought after and desirable road of Walkington Way. Located only a stone's throw from Sandiland's award winning beaches, the generously proportioned accommodation features a privately enclosed garden and is also being sold with no onward chain. Early viewing is most certainly advised. The bungalow has been a very happy home but for the past five years its been used as a popular holiday let.

Benefiting from a mains gas central heating system and uPVC double glazing throughout; the generously proportioned accommodation comprises:-

Entrance Porch

7'08" x 9'00"

uPVC front entrance door leading in to the entrance porch with laminate flooring and double opening doors through to:

Reception Room

11'00" x 16'01"

Light and airy reception room benefiting from a picture window to front aspect and fitted with an electric feature fireplace set in a marble effect surround with a feature mantle, laminate flooring, wall lighting a TV aerial and telephone point. Door to:

Kitchen

8'11" x 9'09"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring induction hob with extractor hood over, integrated electric 'Beko' oven, space for a freestanding fridge/freezer, space for a freestanding dishwasher and partly tiled walls. Door to:

Conservatory

11'11" x 18'09"

Impressively sized conservatory with triple aspect windows, double opening 'French' doors to the garden, laminate flooring, an apex polycarbonate roof, radiator, wall lighting, ample space for a dining table and a uPVC door to:

Bedroom 4/Study

8'02" x 7'01"

With laminate flooring and housing the wall mounted consumer unit. Door to:

Utility Room

8'07" x 6'10"

Fitted with a one bowl stainless steel sink with drainer and single hot and cold taps, space and plumbing for a washing machine, space for a freestanding tumble dryer, space for a further freestanding fridge/freezer, loft access and the utility room also houses the wall mounted 'Ideal Independent C35' combination boiler; supplying both the central heating and hot water systems.

Hallway

4'10" x 5'08"

With a built in storage cupboard, wall mounted 'Hive' thermostat controls, telephone point, loft access, laminate flooring and doors to:

Bedroom 1

8'09" x 10'08"

Spacious double bedroom with laminate flooring and double opening 'French' doors out to the garden. Door to:

En-suite Shower Room

6'09" x 2'06"

Fitted with a three piece suite comprising a shower cubicle with mains fed shower head over and mermaid boarded walls, hand wash basin with mixer tap and tiled splashback and WC with dual flush button, heated towel rail and an extractor fan.

Bedroom 2

9'11" x 10'07"

Spacious double bedroom with laminate flooring, a TV aerial and double opening 'French' doors out to the garden.

Bedroom 3

6'07" x 6'08"

Double bedroom with laminate flooring.

Bathroom

5'06" x 6'08"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and mains fed shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button, partly tiled walls, inset spot lighting and an extractor fan.

Driveway

Paved driveway providing off road parking.

Garden

The property is fronted by a garden laid to lawn further displaying an array of well established shrubbery.

To the rear of the property you will find a privately enclosed garden laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a seating area laid with shingle as well as a useful timber shed.

Tenure

Freehold.

Viewing arrangements

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening hours

Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an offer

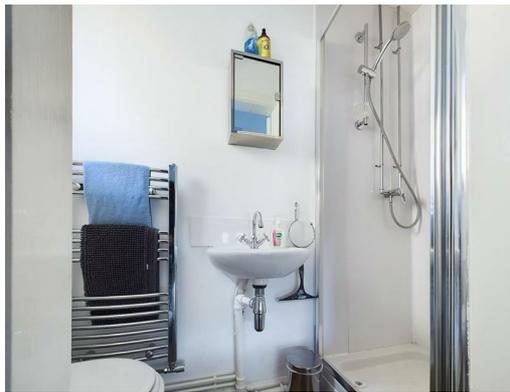
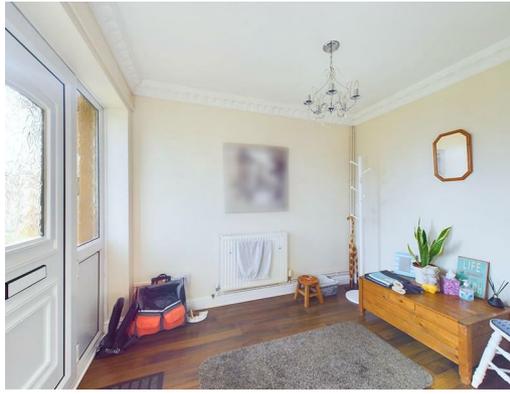
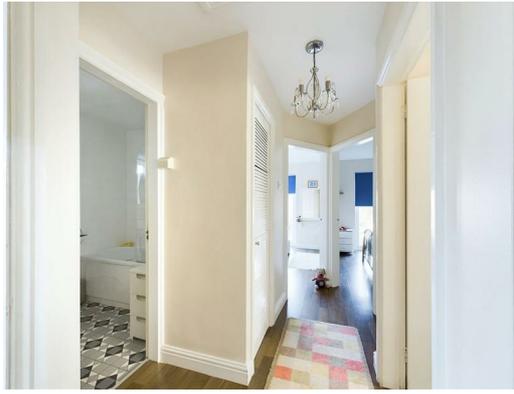
If you are interested in making an offer on this property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

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 - C.

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⁽¹⁾
1010.95 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From our Sutton office head right along the High Street. At the mini roundabout bear left on to Station Road and continue along towards Sandilands. After you have passed through Sutton on Sea and into Sandilands turn left onto Sea Lane. Follow along to the end of the road and bear right on to Roman Bank. Take your first right on to Walkington Way. Number 4 can be found a short distance on your right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			73
(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 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	

