



# CHOICE PROPERTIES

*Estate Agents*

60 Kipling Drive,  
Sandilands, LN12 2SA

Reduced To £399,950



**\*Reduced by a motivated seller for a quick sale\*** Choice Properties are pleased to bring to the market this most spacious four bedroom (one en-suite) detached bungalow, located in an idyllic and sought after position, only a short walk from the award winning golden sandy beaches of the quiet village of Sandilands. Sat on an sizeable corner plot, this charming bungalow boasts a generously proportioned layout, and so early viewing is most certainly advised.

Benefiting from a mains gas central heating system, uPVC double glazing throughout, the beautifully presented accommodation comprises:-

### **Hallway**

4'10" x 23'01"

Front uPVC door leading into the grand 'L' shaped hallway with two built in double storage cupboard; one with railing and one housing the hot water cylinder. The hallway further features the wall mounted thermostat and doors to:

### **Reception Room**

13'10" x 19'10"

Light and airy reception room benefiting from double aspect windows including a bow window to front aspect and fitted electric fire set in a bricked surround with a wooden mantle, inset spot lighting, TV aerial and telephone point.

### **Kitchen/Dining Room**

11'11" x 25'10"

Expansive and light and airy space fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding 'Range' style cooker with stainless steel extractor hood over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, space for a freestanding dishwasher, three built in larder cupboards, breakfast bar area, inset spot lighting, living area, ample space for a dining table, tiled flooring, a TV aerial, a single uPVC door to the garden and sliding patio doors to the garden.

### **Bedroom 1**

10'04" x 14'09"

Spacious double bedroom with various fitted wardrobes, a fitted dressing table, telephone point, TV aerial and door to:

### **En-suite Shower Room**

3'10" x 8'04"

Fitted with a three piece suite comprising a large shower enclosure with sliding door and electric 'Gainsborough 9.5 se' shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, tiled flooring, tiled walls and a heated towel rail.

### **Bedroom 2**

10'04" x 12'02"

Spacious double bedroom with various fitted wardrobes, a TV aerial and a door to the bathroom.

### **Bedroom 3**

11'10" x 10'09"

Spacious double bedroom.

### **Bedroom 4**

11'10" x 10'01"

Double bedroom currently utilised as a study with a built in double airing cupboard housing the wall mounted 'Ideal Logic Heat 18' condensing boiler.

### **Bathroom**

6'03" x 8'05"

Fitted with a four piece suite comprising a panelled bath tub with mixer tap and shower attachment, corner shower cubicle with electric 'Gainsborough 9.5 se' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, tiled walls, inset spot lighting, loft access and a heated towel rail.

## **WC**

6'02" x 2'11"

Fitted with a WC with dual flush button, hand wash basin with single hot and cold taps, tiled flooring and partly tiled walls.

## **Driveway**

Expansive driveway providing off road parking for multiple vehicles.

## **Garage**

18'06" x 17'04"

Double garage with an electric door, side pedestrian door, power and lighting.

## **Garden**

The property sits on a generously sized corner plot, boasting beautifully maintained gardens to the front and the rear. To the rear of the property you will find a privately enclosed garden, laid mostly to lawn with timber fencing and well established hedging to the boundaries. The rear garden additionally benefits from an area laid with shingle, with raised planter beds to display a vast array of plants and shrubs. You will also find, a greenhouse, useful timber shed, fish pond and the garage can be access from the rear garden, through the side pedestrian door.

## **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 C.

## **Viewing arrangements**

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

## **Opening hours**

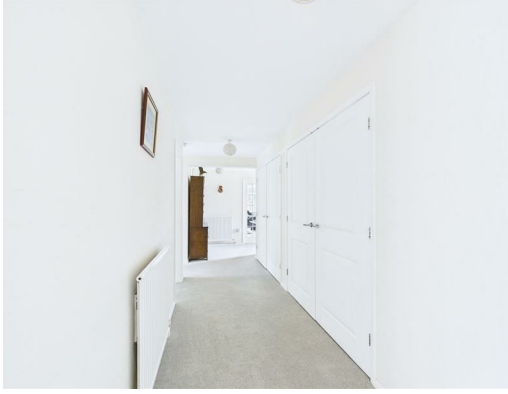
Monday - Friday: 9:00am - 5:00pm  
Saturday: 9.00am - 3.00pm

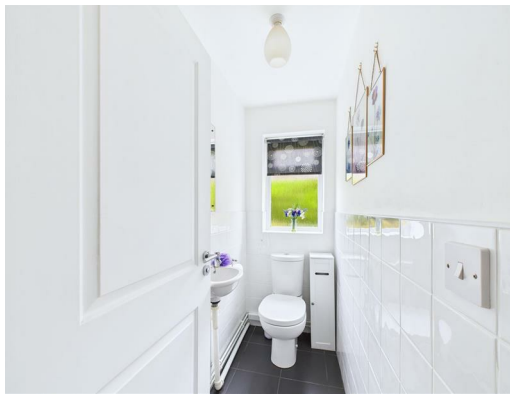
## **Making an offer**

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 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
1781.32 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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# Directions

From our Sutton on Sea office head South on the A52 towards Skegness. After you have passed through Sutton on Sea and into Sandilands turn left onto Sea Lane. The first left turning is Kipling Drive and 60 Kipling Drive can be found on the corner of Sea Lane and Kipling Drive; on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-60) D		67
(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		
(55-60) 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	

