CHOICE PROPERTIES

Estate Agents

11 Kipling Drive, Sandilands, LN12 2RF

Price £279,950

Choice Properties are delighted to offer for sale this spacious and beautifully maintained two bedroom detached bungalow, situated in a sought after and peaceful location. This charming bungalow further benefits from a generously sized driveway providing parking for several vehicles and sits proudly upon an attractive plot, with expansive garden to the rear. Early viewing is highly advised!

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
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Offering generously proportioned rooms throughout with a desirable layout, the abundantly light and well presented accommodation comprises:-

Hallway
3'6" x 12'9"
Enter via uPVC double glazed entrance door to the side aspect, loft access (boarded and insulated with ladder and lighting, housing the combination boiler), three built in storage cupboards.

Kitchen
14'7" x 8'7"
Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, integrated cooker, four ring gas hob with featured extractor over, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, uPVC double glazed window to the rear aspect overlooking the garden, pedestrian door to the rear aspect.

Reception room/Dining room
22'5" x 11'9"
Spacious reception room with dual aspect windows to the front and rear aspects creating a light and airy atmosphere throughout, gas fire set into featured surround, TV Aerial point, telephone point, space for a dining table.

Bedroom 1
14'0" x 10'10"
Spacious double bedroom with fitted wardrobes, uPVC double glazed window to the rear aspect overlooking the garden.

Bedroom 2
8'7" x 12'9"
Spacious double bedroom with uPVC double glaze window to the font apect.

Shower room
11'3" x 6'3"
Fitted with a three piece suite comprising large shower cubicle with electric shower over and glass screen, pedestal ash hand basin, w.c., mermaid board and tiled splash backs. extractor fan, chrome heated towel rail.

Driveway/Carport
Paved driveway providing off road parking for several vehicles including a caravan/motorhome, with hook up to the side of the bungalow.

Garden
The property stands proudly upon a generously sized plot. To the rear of the bungalow is a spacious and privately enclosed garden with timber fencing to the boundaries. The garden is neatly laid to lawn and is adorned with an abundance of established and colourful plants, trees and shrubbery throughout. There is a spacious paved patio seating area which is perfect for relaxing in the sun or outdoor dining with guests. There is a secluded seating area at the bottom of the garden. A gate to the side of the property provides access to the front garden, which is neatly laid to lawn.

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 C.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

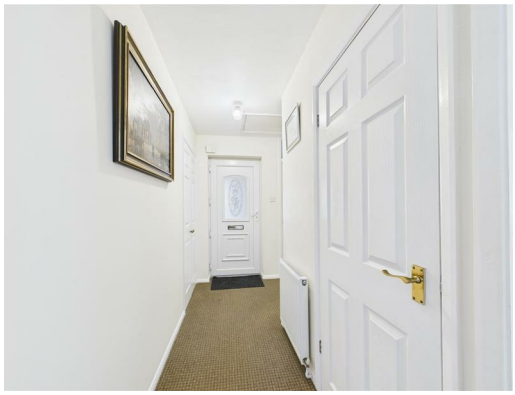
Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening hours

Monday - Friday: 9.00am - 5.00pm
Saturday: 9.00am - 3.00pm

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)

783 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 are based on RICS IPMS 3C standard.

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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. 11 can be found on your left hand side.