CHOICE PROPERTIES

*Estate Agents*

# 14 Sanders Close, Sandilands, LN12 2UH

## Reduced To £255,000

Choice Properties are pleased to offer for sale this well presented two bedroom detached bungalow, situated in a quiet cul-de-sac, only a stones throw from the golden sandy beaches of Sandilands. Offering a generously proportioned internal layout, garage, driveway and privately enclosed gardens, early viewing is most certainly advised with the property being offered with no onward chain.

Benefiting from solar panels which are owned outright, a mains gas central heating system and uPVC double glazing throughout, the stylish accommodation comprises:-

### Entrance Porch
3'01" x 4'11"
Front double opening 'French' uPVC doors leading into the entrance porch with wall lighting, tiled flooring and a uPVC door to:

### Hallway
15'03" x 3'04"
With a built in storage cupboard, laminate flooring, loft access, wall mounted 'Hive' thermostat and doors to:

### Kitchen
11'06" x 8'02"
Fitted with a range of stylish wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring 'Lamona' electric hob with extractor hood over, integrated slimline 'Lamona' dishwasher, integrated 'Lamona' fan oven, space for a freestanding fridge/freezer and the kitchen also houses the wall mounted 'Ideal Logic Combi c30' combination boiler; supplying both the central heating and hot water systems.

### Reception Room
16'03" x 11'03"
Featuring a gas fire set in a feature surround with wooden mantle, a TV aerial, telephone point, laminate flooring and ample space for a dining table. Double opening 'French' doors opening to:

### Sun Room
10'08" x 9'10"
Benefiting from triple aspect windows, an apex double glazed roof, ceiling light and fan, TV aerial, laminate flooring, radiator, wall lighting and double opening 'French' doors to the garden.

### Bedroom 1
12'09" x 9'07"
Spacious double bedroom.

### Bedroom 2
11'06" x 8'09"
Double bedroom fitted with a TV aerial.

### Bathroom
6'09" x 6'03"
Fitted with a three piece suite comprising a panelled bath tub with mixer tap and mains fed shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, partly tiled walls, a heated towel rail and an extractor fan.

### Driveway
Expansive paved driveway providing off road parking for multiple vehicles.

### Garage
17'09" x 10'00"
With an electric roller door, power and lighting and a rear pedestrian door. The garage also houses electrics which are set up ready for an EV charging point to be installed.

## Garden
To the rear of the property you will find a privately enclosed and manageable garden which is laid partly to lawn and part with shingle and paving slabs for ease of maintenance with timber fencing to the boundaries. The rear garden additionally benefits from planter beds to the borders; to display an array of plants and shrubs.

## Tenure
Freehold.

## Viewing arrangements
By appointment through Choice Properties on 01507 443777.

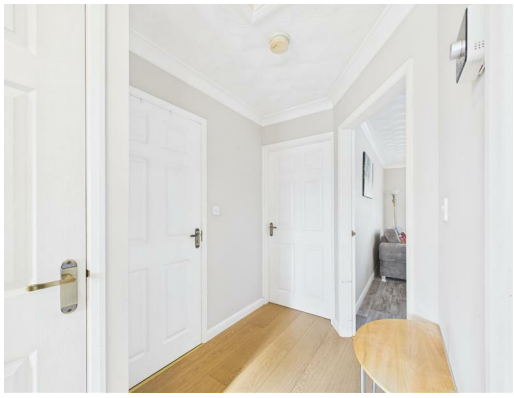
## Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

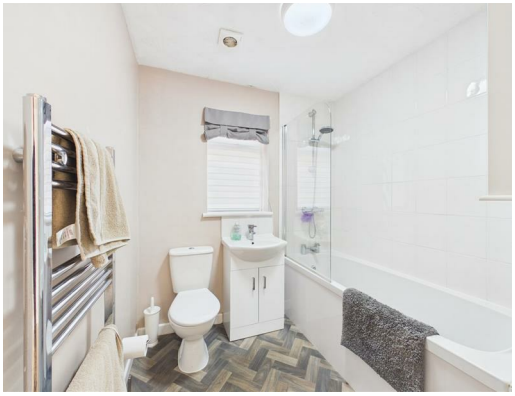
## Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together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

## 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.

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**(1)

905 ft²

(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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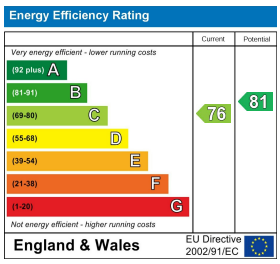
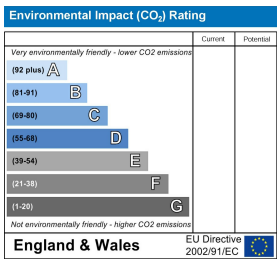
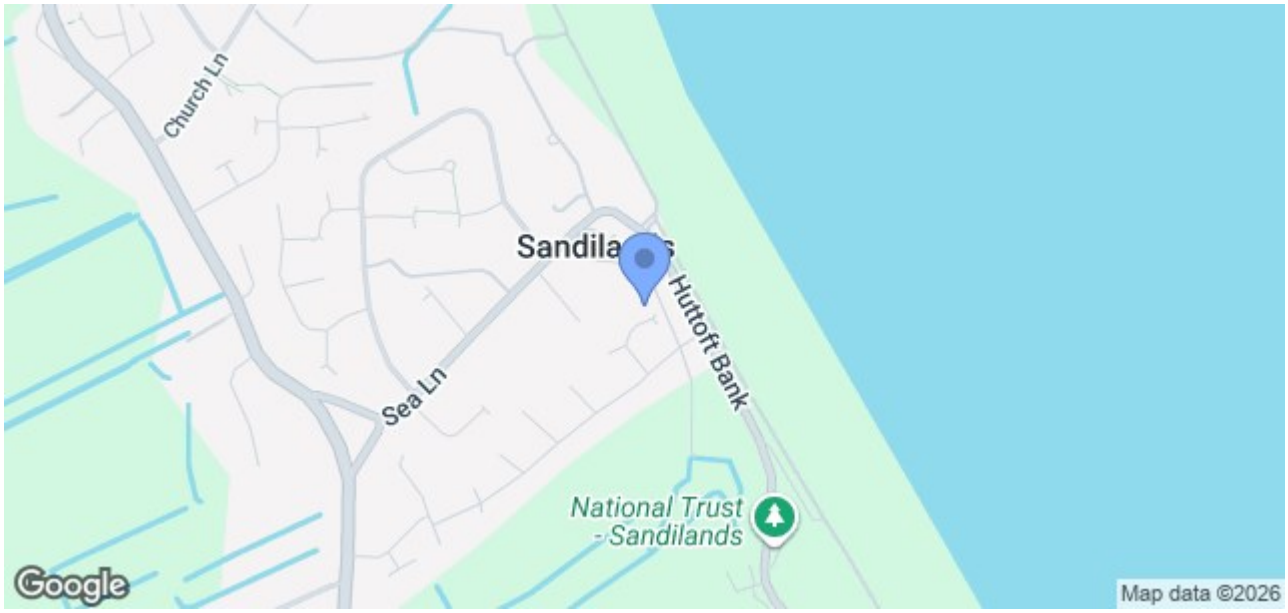
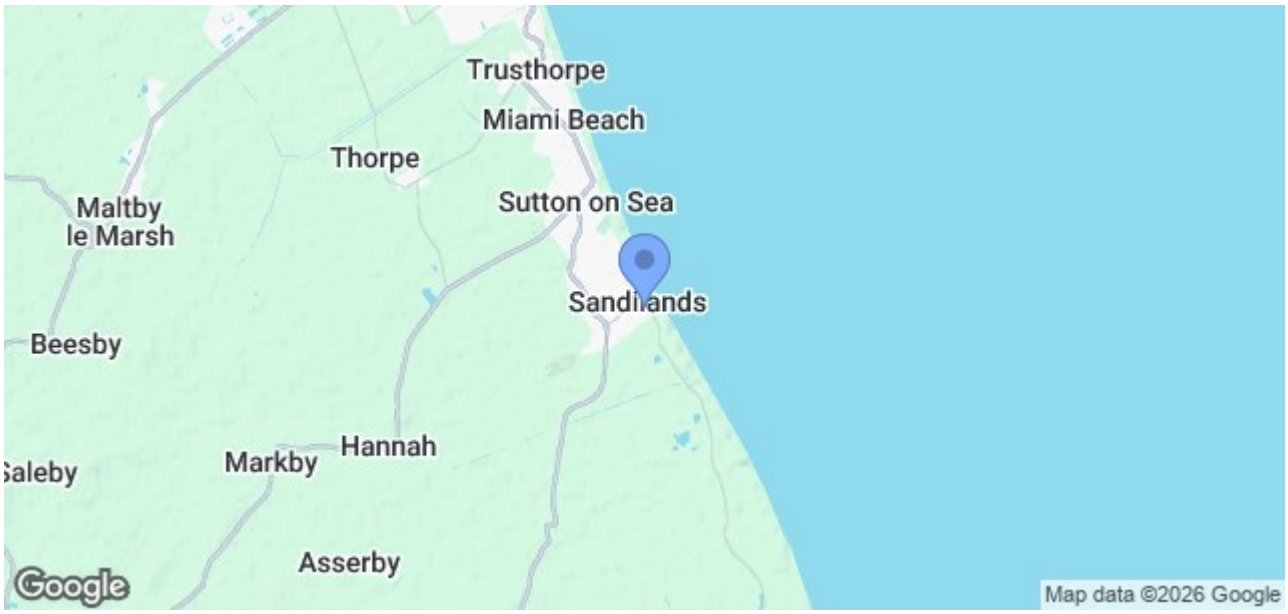
# Directions

From our Sutton on Sea 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. Sanders Close is the first turning on the right.