



CHOICE PROPERTIES

Estate Agents

27 Kipling Drive,
Sandilands, LN12 2RF

Price £265,000



Choice Properties are delighted to present this most impressive two bedroom detached bungalow, occupying a sought after residential position in the popular village of Sandilands. This immaculate bungalow further benefits from generously proportioned rooms throughout, a privately enclosed garden to the rear. Early viewing is advised.

This abundantly light and bright internal accommodation comprises:

Entrance Hall

3'07" x 12'06"

Front composite door leading into the 'L' shaped entrance hall with a fitted double storage cupboard, inset spot lighting and the entrance hall also houses the wall mounted consumer unit.

Inner Hallway

12'07" x 3'02"

Loft access, radiator , doors leading to:

Kitchen

8'08" x 15'03"

Fitted with a range of base and wall units, inset half bowl sink, mixer tap and drainer, integrated fridge freezer, eclectic hob, plumber for a washer, partly tiled, tiled flooring, door leading to:

Reception Room

11'10" x 22'06"

Light and airy reception room, featured fireplace, box bay window to the front aspect, radiator, door leading to:

Bedroom 1

12'07" x 9'00"

Double bedroom , fitted wardrobes and wall units, box bay window to front aspect, radiator.

Bedroom 2

10'10" x 8'03"

Fitted wardrobes and wall units, double glazed window to rear aspect, radiator, door leading to:

En-suite Shower Room

6'02" x 7'00"

Three piece suite comprising, low level WC , vanity sink unit with mixer taps, shower cubicle, tiled walls, tiled floor, obscure double glazed window.

Bathroom

6'06" x 5'06"

Obscure double glazed window to the rear, three piece suite comprising low level w.c, vanity unit wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, tiled walls, tiled floor.

Conservatory

8'09" x 7'08"

Benefiting from dual aspect windows, a telephone point, tiled flooring and double opening 'French' doors to the garden.

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 mostly with block paving for ease of maintenance with timber fencing to the boundaries. The rear garden additionally features an area laid to lawn as well as a well maintained timber summerhouse, providing a perfect area for outdoor entertaining/dining or even extra outdoor storage.

Driveway

Providing off road parking.

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.

Tenure

Freehold

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.

Viewing arrangements

Viewing by appointment through Choice Properties Sutton on 01507 462277

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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.







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. Take the first turning on the left into Kipling Drive and No. 27 can be found 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 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	

