



# CHOICE PROPERTIES

## *Estate Agents*

8 Rudyard Close,  
Sandilands, LN12 2RG

Price £210,000



Choice Properties are delighted to offer for sale this spacious and well presented two bedroom semi-detached bungalow, occupying an ideal position in a sought after residential position just moments from the golden sandy beaches. Further benefitting from off road parking and low maintenance gardens, early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

### **Entrance Porch**

3'2" x 4'3"

Front uPVC door leading into the entrance porch with a polycarbonate roof and a uPVC door leading into the:

### **Hallway**

2'11" x 10'0"

'L' shaped hallway with loft access, a telephone point and built in airing cupboard housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

### **Kitchen**

10'0" x 9'9"

Fitted with a range of wall and base units with worktop over, one bowl ceramic sink with drainer and mixer tap, four ring hob with extractor hood over, integrated electric oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, two built in storage cupboards with shelving, integrated microwave and an integrated larder cupboard.

### **Reception Room**

14'3" x 11'6"

Light and airy reception room benefiting from a bow window to front aspect and fitted with a freestanding electric feature fireplace set in a feature bricked fireplace with wooden mantle, wall lighting and a TV aerial.

### **Bedroom 1**

14'5" x 11'5"

Remarkably spacious double bedroom with laminate flooring, TV aerial and picture window to rear aspect.

### **Bedroom 2**

8'11" x 10'11"

Double bedroom with a uPVC door to:

### **Sunroom**

10'5" x 9'1"

Benefitting from triple aspect windows and featuring a polycarbonate apex roof, radiator and double opening 'French' doors to the garden.

### **Bathroom**

6'7" x 5'9"

Fitted with a three piece suite comprising a panelled 'P' shaped bath tub with single hot and cold taps and mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with cistern lever, tiled flooring, tiled walls and a 'Manrose' extractor fan.

### **Driveway**

Providing off road parking for multiple vehicles.

### **Garage**

8'3" x 16'5"

With up and over door front door and side access pedestrian door.

### **Garden**

To the rear and side of the property are privately enclosed gardens with timber fencing to the boundaries. The gardens are laid to gravel and paving for ease of maintenance and features an attractive pond.

### **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 B.

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 472016.

### **Opening Hours**

Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

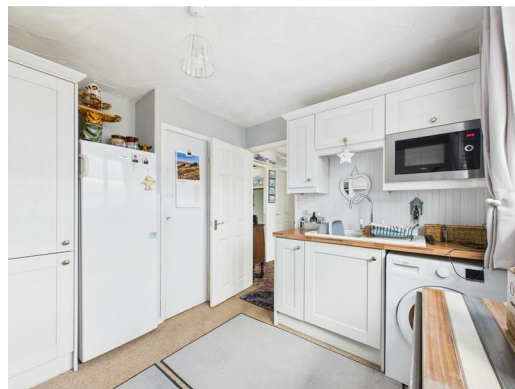
### **Making an Offer**

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.

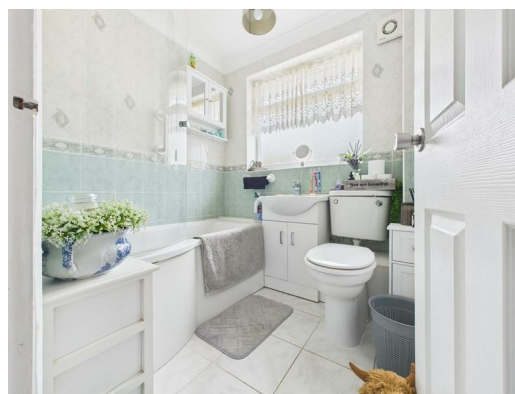
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

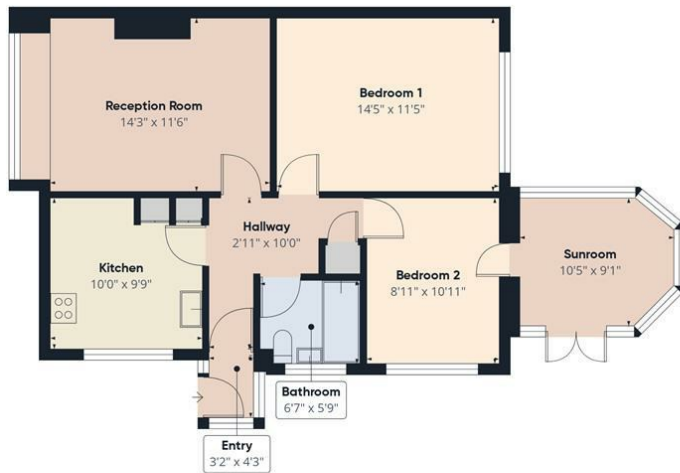
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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>(1)</sup>  
883 ft<sup>2</sup>

(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 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 second left turning into Kipling Drive then your first left into Rudyard Close.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	70		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

