CHOICE PROPERTIES
Estate Agents

1 Drakes Close, Sandilands, LN12 2UE

Reduced To £310,000

Choice Properties are excited to bring to the market this spacious three bedroom detached bungalow located in the sought after location of Sandilands, just a stones throw away from the award winning sandy beaches and only a short walk to local amenities. This impressive property consists of three bedrooms and an en-suite situated on a large plot with extensive parking with a plentiful garden. Early viewing is 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
naea | propertymark PROTECTED

Benefiting from a mains gas central heating system the generously proportioned and abundantly light accommodation comprises:-

Hallway
2'10" x 25'9"
An abundantly light space with two coat cupboards containing and loft access; which has a pull down ladder and lighting and doors to:

Kitchen
9'1" x 10'3"
Fitted with a range of wall and base units with worktop over, stainless steel sink with drainer and separate hot and cold tap, four ring gas hob with extractor hood over, integrated electric oven, part tiling to the walls and a door to:

Utility Area
6'9" x 5'1"
Containing plumbing for appliances such as dishwasher, washing machine and separate access to side of the property.

Bedroom 1
9'7" x 13'7"
Double bedroom benefiting from built in storage with door to;

En-Suite Shower Room
8'2" x 3'2"
Fitted with a vanity unit with mixer tap and basin, dual flush w.c and heated towel rail. Tiled walls.

Bathroom
8'2" x 5'2"
Consisting of a sink vanity unit, enclosed corner shower, dual flush w.c, heated towel rail. Tiled walls.

Reception Room
13'0" x 18'4"
Spacious living room with outward double opening doors to the conservatory. Radiators and an gas fire.

Bedroom 2
8'11" x 12'3"
Double bedroom with a fitted double wardrobe and bridging storage cupboards.

Bedroom 3
9'0" x 8'2"
Double bedroom with a TV aerial.

Conservatory
11'9" x 7'8"
Light and airy room with views and side access to the garden.

Garage
8'7" x 16'8"
Fitted with an electric roller door housing the 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Gardens & Driveway

The property is fronted by a block paved driveway, providing ample off road parking for several vehicles, as well as providing access to the rear of the property and features planter boarders; displaying an array of vibrant plants and shrubs.

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries, mostly laid with shingle for ease of maintenance. The rear garden additionally benefits from a range of raised beds, housing a variety of well established plants, shrubs and trees as well as two useful timber sheds to the rear.

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 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.

Opening Hours

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

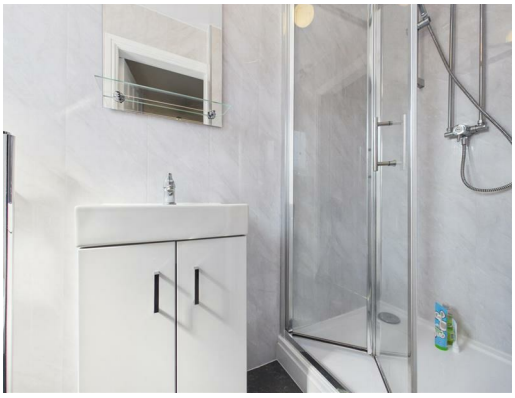
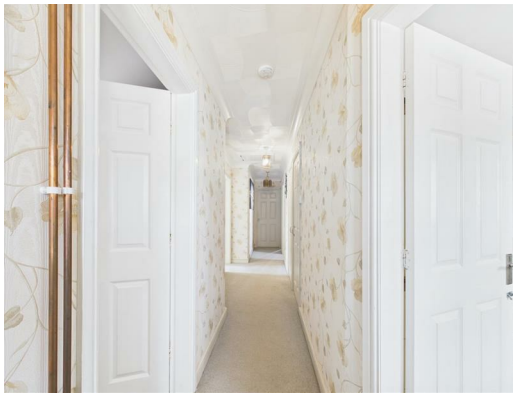
Tenure

Freehold

Viewing Arrangements

For viewing please contact Choice Properties on 01507 443777

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)

1068 ft^2

(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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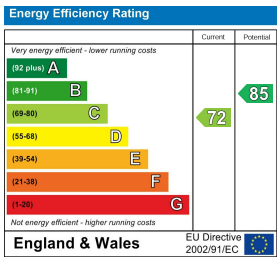
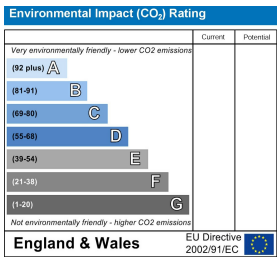
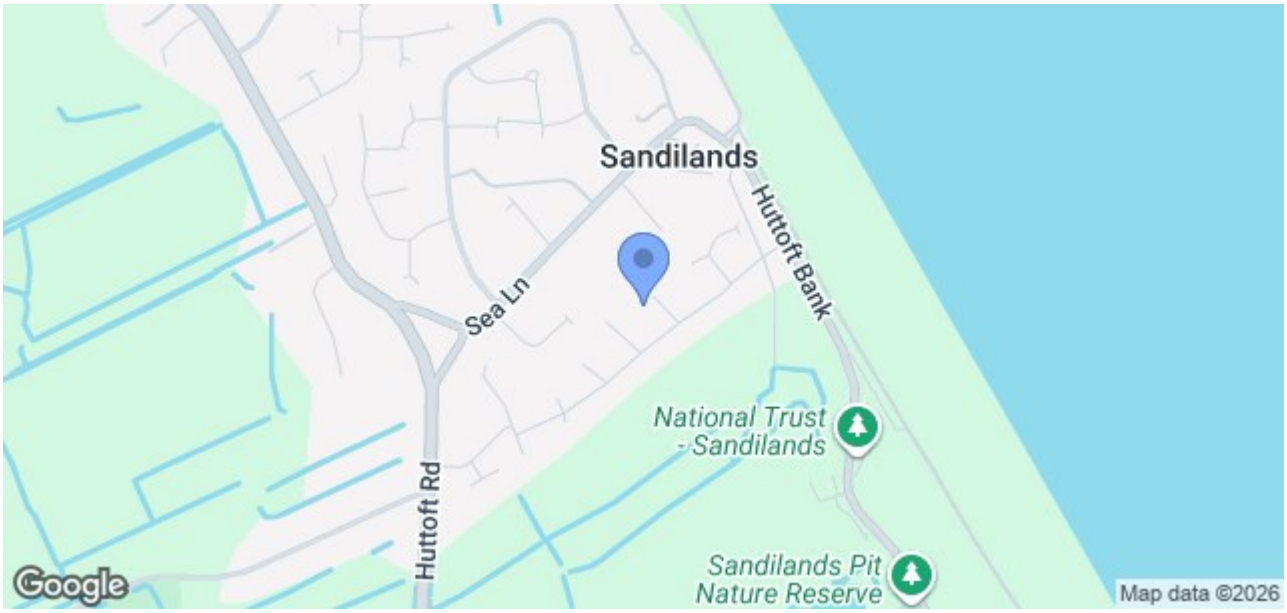
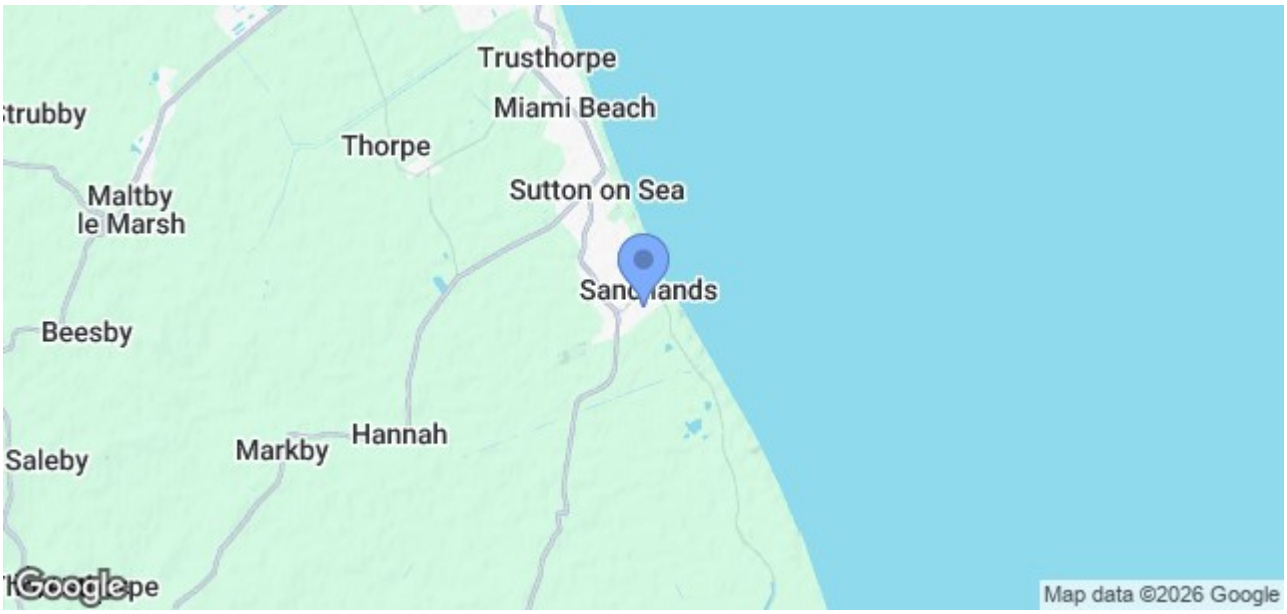
Directions

From our office head 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 and Drakes Close is the second turning on the right hand side.