CHOICE PROPERTIES
Estate Agents

5 Wilyman Close, Sandilands, LN12 2UG

Reduced To £305,000

Choice Properties are delighted to bring to the market this remarkably spacious two bedroom (one en suite) detached bungalow further benefitting from two reception rooms, a utility room, sun room and a large low maintenance garden. This fantastic property is located in a sought after location and early viewing is recommended.

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

Entrance Porch
4'9" x 3'11"
Front entrance door leading into the entrance porch with a door leading through to:

Hallway
6'5" x 5'7"
Featuring a built in storage cupboard with railing and shelving, the wall mounted 'British Gas' thermostat, loft access; which has a pull down ladder and lighting and doors to:

Reception Room
16'5" x 12'2"
Light and airy reception room benefiting from a bay window to front aspect and fitted with a gas fireplace set in a marble effect feature surround, TV aerial, telephone point and double opening doors through to the:

Dining Room
9'8" x 9'9"
Providing ample space for a dining table, door to the kitchen and double opening 'French' doors through to the sunroom.

Sunroom
13'1" x 8'11"
Featuring triple aspect windows, a polycarbonate roof, tiled flooring, TV aerial, radiator, wall lighting and double opening 'French' doors to the garden.

Kitchen
10'0" x 9'10"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas 'Electrolux' hob with extractor hood over, integrated electric 'Bosch' oven, brand new integrated bosch fridge/ freezer, part tiling to the walls and a door to:

Utility
9'1" x 4'9"
Fitted with a range of wall and base units with worktop over ,brand new " Bosch" washing machine, tumble dryer and dishwasher. Extractor fan, door to the garage and a rear door to the garden.

Bedroom 1
11'4" x 11'11"
Spacious double bedroom with a built in double wardrobe and a door to:

En-Suite
6'10" x 4'6"
Fitted with a three piece suite comprising a shower cubicle with mains fed shower head over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, tiled flooring, part tiling to the walls and an extractor fan.

Bedroom 2
12'11" x 9'2"
Spacious double bedroom with a TV aerial.

Bathroom
6'11" x 6'1"
Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, tiled laminate flooring, partly tiled walls, extractor fan and a built in airing cupboard with a radiator.

Driveway
Providing off road parking.

Garage
8'8" x 16'7"
Fitted with an electric door, power and lighting, side window and the garage also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Garden
To the rear of the property you will find a privately enclosed garden laid with paving slabs for ease of maintenance with timber fencing to the boundaries. The rear garden additionally features an array of planter beds filled with a variety of maintained and well established plants and shrubs, as well as a useful timber shed and paved patio seating area.

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

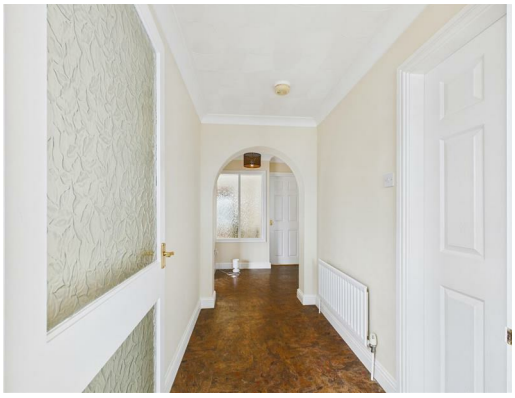
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

Viewing Arrangements
Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening Hours
Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

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.



Approximate total area(1)

1189.51 ft^2

(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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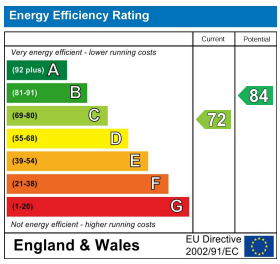
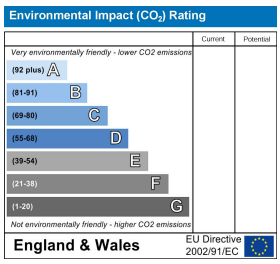
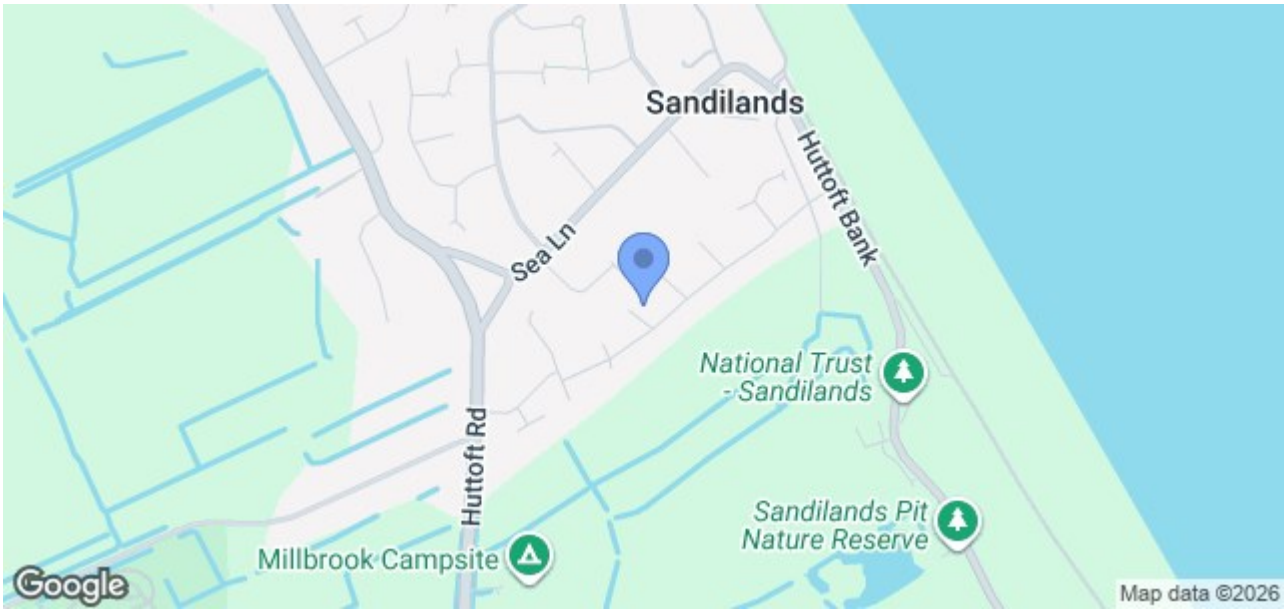
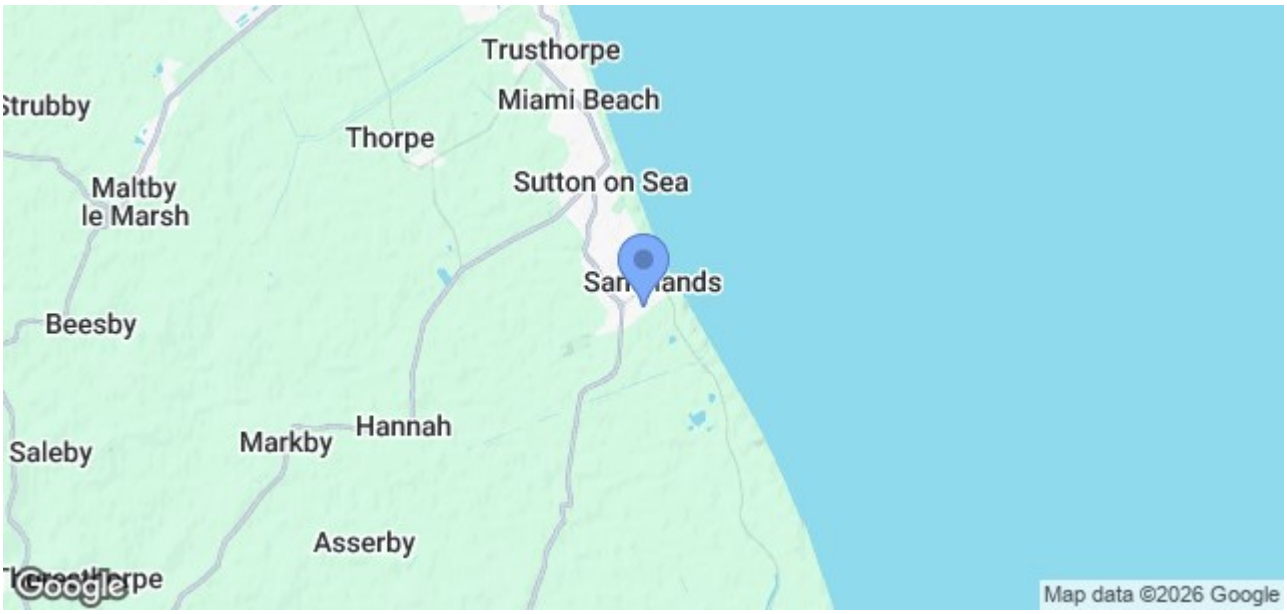
Directions

From our office head 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 Wilyman Close is the fourth turning on the right hand side.