CHOICE PROPERTIES

Estate Agents

35 Masefield Drive, Sandilands, LN12 2SF

Reduced To £249,000

Choice Properties are delighted to present this beautifully maintained three-bedroom detached bungalow, located on the sought-after Masefield Drive in the charming seaside village of Sandilands. Ideally positioned close to the beach and the neighbouring village of Sutton-on-Sea, the property offers bright and spacious accommodation throughout, including three bedrooms, a principal bedroom with en-suite, a comfortable lounge, kitchen, and family bathroom. Externally, the property benefits from well-kept gardens, off-road parking, and a garage. Situated in a desirable residential area near the coast, early viewing is highly recommended to appreciate everything this lovely home has to offer.

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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With the added benefit of gas central heating and UVPC double glazing throughout, the well proportioned and abundantly bright internal living accommodation comprises:-

Front porch
Door leading to:

Hallway
Loft access radiator. Doors leading to:

Kitchen
11"7 x 7"6
Fitted with base and wall units, partly tiled walls, integrated oven, electric hob, inset one and half bowl sink with mixer tap and drainer, space for a under worktop fridge, radiator, double glazed window to rear aspect.

Utility Room
5"0 x 5"9
Fitted with wall units, worktop space. space and plumbing for appliances , wall mounted "Ideal" combination boiler. Door leading to:

Rear Porch
9"3 x 2"11
Doors leading too:

Lounge
14"10 x 11"9
Light and airy reception room. Featured electric fireplace. Radiator. Double gazed window to the front aspect.

Bedroom 1
9"2 x 10"8
Double bedroom. Fitted wall units. Radiator. Double glazed window to the rear aspect. Door leading to:

En-Suite
5!0 x 5"5
Three piece suite comprising low level w.c, pedestal wash hand basin with mixer tap, tiled shower cubicle, tiled walls, tiled floor, heated towel rail.

Bedroom 2
11"10 x 8"1
Fitted wall units. Fitted wardrobes. Radiator. Double glazed window to front aspect.

Bedroom 3
8"9 x 8"8
Fitted wall units. Fitted wardrobes. Radiator. Double glazed window to rear aspect.

Bathroom
6"7 x 5"4
Obscure double glazed window to side, three piece suite comprising low level w.c, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, tiled walls, tiled floor, radiator.

Garage
18"0 x 9"1
Fitted with an electric door, power and lighting.

Garden
lawned area , patio area, flowers, trees and shrubs, sheds, side access, fence surrounds.

Driveway
gravelled driveway , providing of road parking space.

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 regulations 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 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.

Tenure
Freehold

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)

994 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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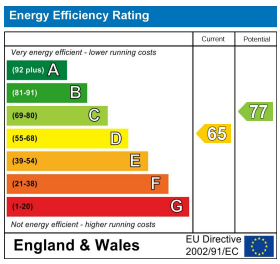
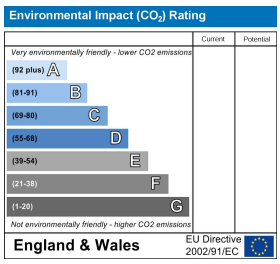
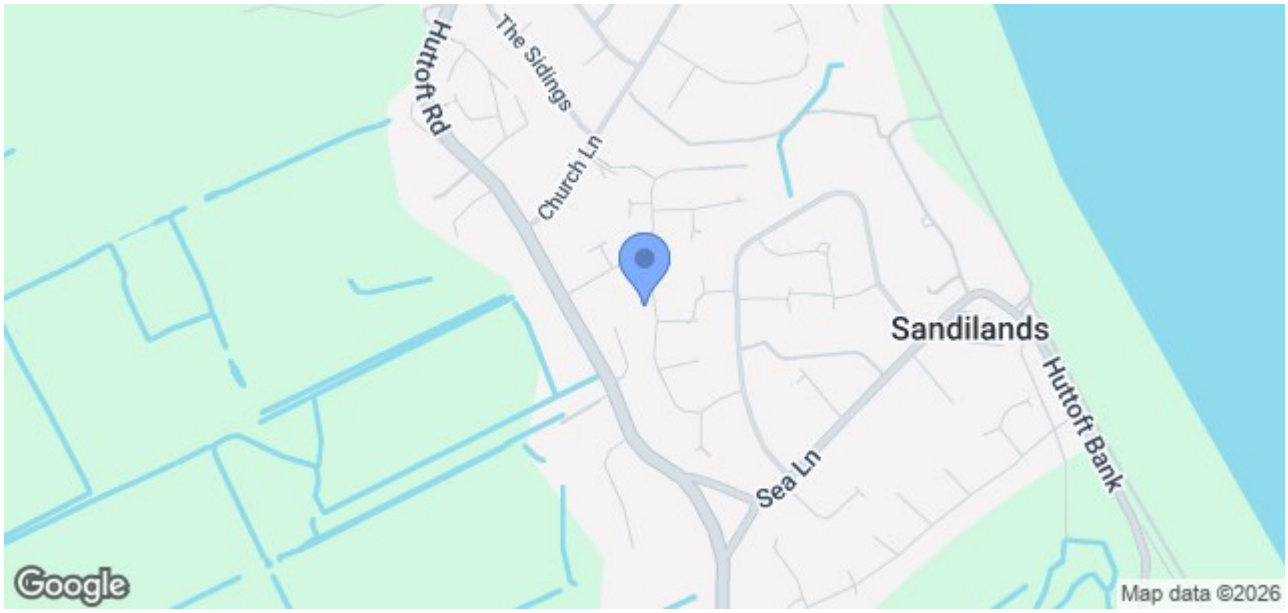
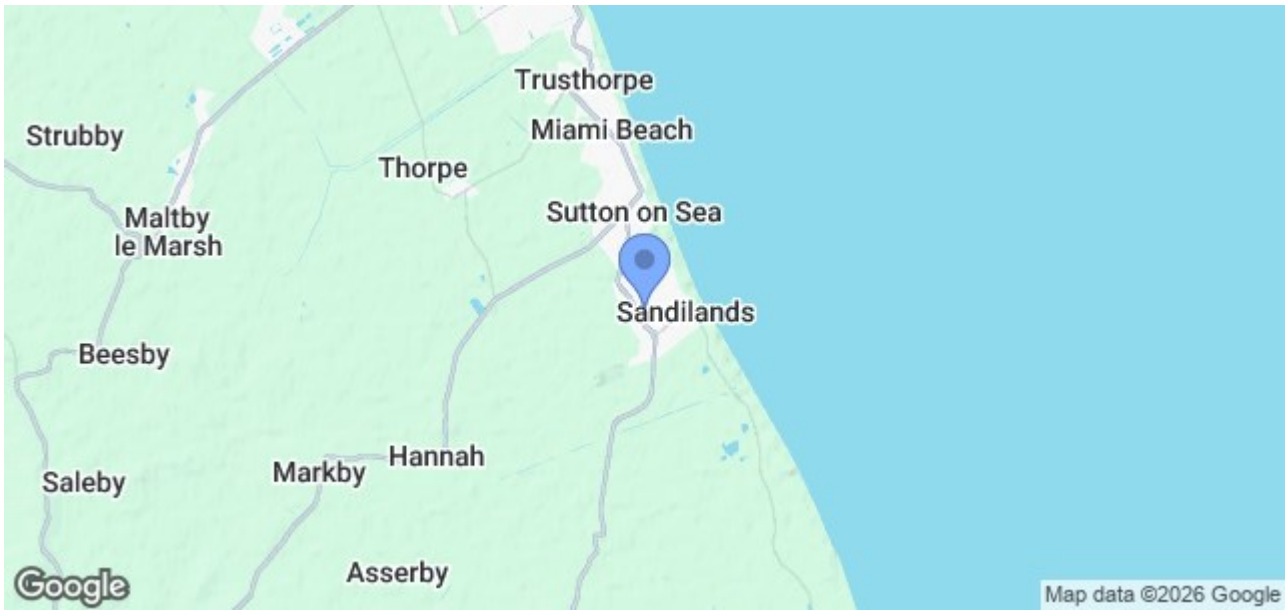
Directions

From our Sutton-On-Sea office head west along the high street until you reach the roundabout and take the first exit onto Station Road. Continue for approximately 1 mile then turn left onto Sea Road. Take you first left onto Kipling Drive and then your first left onto Masefield Drive. You will find No. 35 on your left hand side.