



# CHOICE PROPERTIES

*Estate Agents*

39 Walkington Way,  
Sandilands, LN12 2UD

£275,000



Choice Properties are delighted to offer for sale this spacious and well presented two bedroom detached bungalow, occupying a sought after residential position just moments away from Sandilands' golden sandy beaches. Further benefitting from a generous, low maintenance garden to the rear with open views, early viewing is certainly advised!

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

### **Entrance Hall**

4'9" x 16'0"

Composite front entrance door. Radiator. Built in storage cupboards.

### **Reception Room**

10'11" x 16'2"

Light and airy reception room with dual aspect windows including angled bay window to the front. Gas fireplace set in feature surround with wooden mantle. Radiator. TV aerial point.

### **Kitchen**

10'11" x 12'1"

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl ceramic sink unit and drainer with mixer tap, space for cooker with extractor over, plumbing for a dishwasher. Part tiled walls. Space for dining table and chairs. Radiator.

### **Utility**

9'3" x 6'11"

Fitted with wall and base units with work surfaces over, space for freestanding fridge/freezer. Part tiled walls. Radiator.

### **Conservatory**

9'10" x 12'3"

With pitched polycarbonate roof. Tiled flooring. Radiator. Double opening patio doors to the garden.

### **Bedroom 1**

14'3" x 9'1"

Spacious double bedroom with fitted wardrobes and bridging unit. TV aerial point. Radiator.

### **Bedroom 2**

9'1" x 10'0"

Spacious double bedroom. Radiator.

### **Bathroom**

9'1" x 5'7"

Fitted with four piece bathroom suite comprising panelled bath tub with taps over, shower enclosure with mains fed shower, hand wash basin and wc. Part tiled walls. Tiled flooring. Radiator.

### **Driveway**

Providing off road parking.

### **Garage**

8'11" x 17'11"

With power and lighting. Wall mounted 'Worcester' combination boiler.

### **Gardens**

To the front and rear of the property are low maintenance gardens laid mostly to gravel. The rear garden also features a paved patio area, useful timber shed, greenhouse and is enclosed with timber fencing to the boundaries.

### **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**

Viewing by appointment through Choice Properties on 01507 443777.

### **Opening hours**

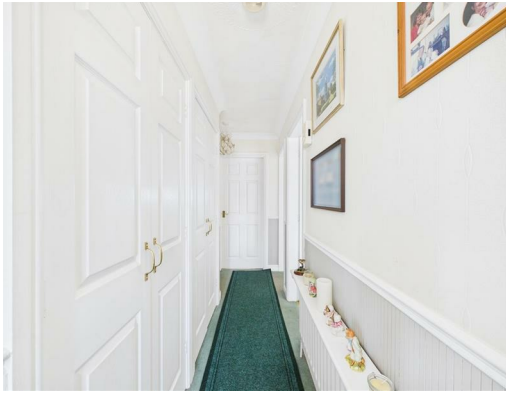
Monday to Friday 9.00 a.m. to 5.00 p.m.

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

### **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 together with a current utility bill. 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<sup>m</sup>  
1032 ft<sup>2</sup>

(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 Sutton 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 number 39 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		99	100
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

