



# CHOICE PROPERTIES

*Estate Agents*

33 Kipling Drive,  
Sandilands, LN12 2RF

Price £245,000



Choice Properties are delighted to present this most impressive two bedroom detached bungalow, occupying a sought after residential position in the popular village of Sandilands. This immaculate bungalow further benefits from generously proportioned rooms throughout and a privately enclosed garden to the rear. Early viewing is advised.

This abundantly light internal accommodation benefits from gas central heating and uPVC double glazing and comprises:

### **Hallway**

12'5 x 4'5

Access to the loft, radiator, doors leading to:

### **Kitchen / diner**

9'0 x 21'2

Fitted with wall and base units, one bowl stainless steel sink with mixer tap and drainer, plumbing for a washer, space for a under worktop fridge, wall mounted "worcester" combination boiler, radiator, double glazed window to the rear aspect, door leading to:

### **Conservatory**

6'3 x 16'11

Double glazed conservatory, double glazed French doors opening to the garden, radiator.

### **Reception room**

15'0 x 13'10

Light and airy reception room, featured gas fireplace, box bay window to the front aspect, radiator.

### **Bedroom 1**

12'4 x 9'8

Double bedroom, double glazed window to the front aspect, radiator.

### **Bedroom 2**

9'0 x 12'9

Radiator, fitted storage cupboard.

### **Shower Room**

9'1 x 5'7

Obscure double glazed window, three piece suite comprising low level w.c, pedestal wash hand basin, shower cubicle, partly tiled, radiator.

### **Driveway**

Providing off road parking.

### **Garage**

Up and over door.

### **Garden**

Mainly laid to lawn, patio area, shrubs, trees.

### **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**

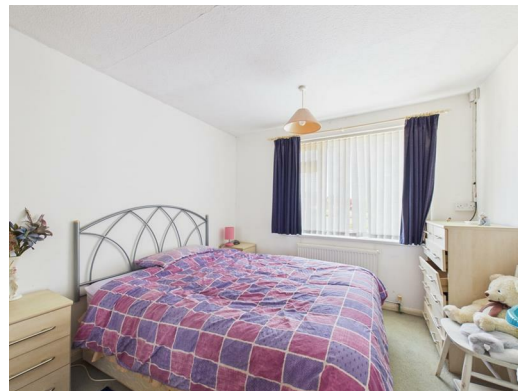
Monday to Friday 9.00 a.m to 5.00 p.m.

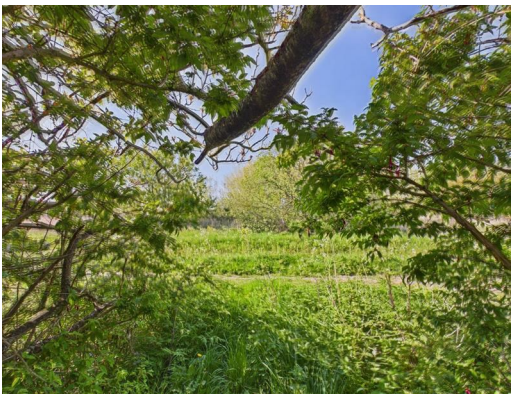
Saturday 9.00 a.m. to 3.00 p.m.

## **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. 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>  
848 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 Sutton on Sea 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 first turning on the left into Kipling Drive and No. 33 can be found on your left hand side.

