



# CHOICE PROPERTIES

*Estate Agents*

36 Kipling Drive,  
Sandilands, LN12 2SA

Reduced To £195,000



Choice Properties are delighted to bring to market this charming two bedroom semi detached bungalow situated on Kipling Drive located in the seaside village of Sandilands. The property features a well proportioned living room, kitchen, family bathroom, conservatory, and garage. To the exterior boasts a large south facing fully enclosed garden situated on a corner plot. With no onward chain, early viewing is highly advised.

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

### **Porch**

2'9 x 2'7

With UVPC entrance door. Internal door to hallway.

### **Hallway**

4'2 x 12'8

With internal doors to all rooms including a sliding door to kitchen. Access to loft via loft hatch. Fitted storage cupboard. Thermostat. Radiator. Power points. Telephone points.

### **Living Room**

15'0 x 11'9

With large bow UVPC window to front aspect. Feature electric fireplace with granite hearth and stone surround. Power points. Radiator. Tv aerial point.

### **Kitchen**

8'10 x 11'2

Fitted with wall and base units with work surfaces over. 1 1/2 bowl stainless steel sink with mixer tap and drainer. Part tiled wall. Tiled floor. Space for fridge freezer. Space for range cooker with extractor hood over. Plumbing for washing machine. External UVPC door leading to driveway. Power points. Radiator. Storage cupboard housing the hot water tank. UVPC window to front aspect.

### **Bedroom 1**

10'8 x 9'3

Double bedroom with fitted wardrobes. Radiator. Power points. Large UVPC window to rear aspect.

### **Bathroom**

6'6 x 5'10

Fitted with a three piece suite comprising of corner electric shower cubicle, wash hand basin set over vanity unit and push flush w.c. Tiled walls. Tiled floors. Chrome heated towel rail. UVPC window to rear aspect. Extractor.

### **Bedroom 2/Sitting Room**

8'10 x 9'11

Radiator. Power points. Glass sliding door to conservatory.

### **Conservatory**

10'8 x 9'4

With UVPC double glazed windows to all aspects. Tiled flooring. Radiator. Glass sliding door to garden. Integral door to garage.

### **Garage**

8'4 x 16'2

Single garage fitted with power and lighting and up and over garage door. Baxi gas boiler. Consumer unit. Gas meter. Electric meter. UVPC window to rear aspect.

### **Gardens**

The property benefits from being situated on a corner plot which allows the garden to wrap around the back and side of the property providing it with more space compared to other gardens on the road. The garden is fully enclosed and private with fencing to the perimeter. The garden is part paved and has the benefit of two large patio areas ideal for outdoor seating. The gardens is also south facing allowing it to enjoy the sunshine all day long.

## **Driveway**

Providing off road parking.

## **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, Sutton-on-Sea, Tel- 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>(1)</sup>  
850.37 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

# Directions

From our Sutton-on-sea office head west along the high street and take the first exit at the roundabout. Continue on this road for 1 mile and turn left onto Sea Road. Your first left is Kipling drive and the property can be found on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		71
(55-60) 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		
(55-60) 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	

