



Shore Lodge

Sandilands

M A S O N S
— Celebrating 175 Years —

Shore Lodge

9 Sandhurst Road, Sandilands,
LN12 2RH



Spacious 4-bedroom detached bungalow near
the beach

All bedrooms with private en suite WCs or
bathrooms

Stylish modern kitchen with range cooker
and integrated appliances

Conservatory with doors to patio and garden
views

Large plot with south-west facing garden and
paved terrace

Quiet no-through road just a few steps from
the sea

Ideal as main residence, second home, or
holiday/Airbnb let

Just moments from the unspoiled sands of Sandilands beach, Shore Lodge is a beautifully updated and generously proportioned coastal retreat offering four en suite bedrooms, bright open-plan living, and a private south-west facing garden ideal for entertaining or relaxing after a day by the sea. Set at the end of a quiet no-through lane on a large, secluded plot with a double garage and ample parking, the property has been successfully run as a high-quality holiday let, making it equally well suited as a permanent home, second home or income-generating investment.

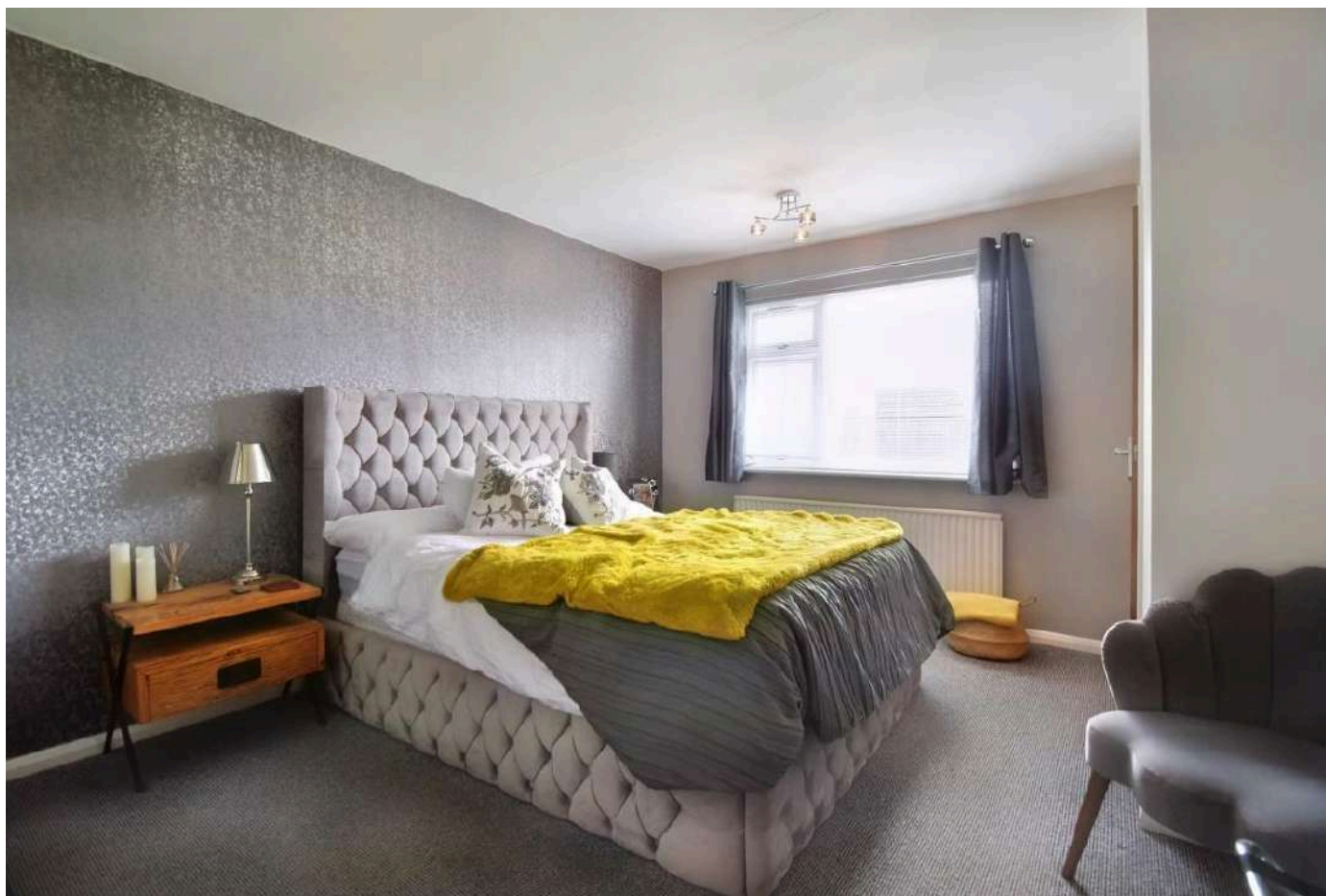
MOVEWITHMASONS.CO.UK
01507 350500



The kitchen is fitted with a range of Shaker-style base units and woodblock-effect laminate worktops. Features a white ceramic sink with chrome mixer tap and metro-style tiled splashbacks. Large front-facing window. Appliances include a Kenwood dishwasher, under-counter fridge, Hoover washer and dryer, and a freestanding New World range cooker with triple oven and 8-ring gas hob, plus extractor. Built-in cupboards to the side, including a corner unit housing the Viessmann gas combi boiler, shelving, and burglar alarm panel. Oak-effect laminate flooring.

Spacious reception room with large windows and doors on two sides, offering a bright and airy feel. Timber-effect clad chimney breast with wall-mounted TV electrics. Oak-effect laminate flooring with sliding patio doors leading to the conservatory. Featuring brick dwarf wall with part-glazed doors on both sides. Perimeter windows and opaque polycarbonate roof. Wall lights and wood-effect vinyl cushion flooring. Lovely views over the rear garden.











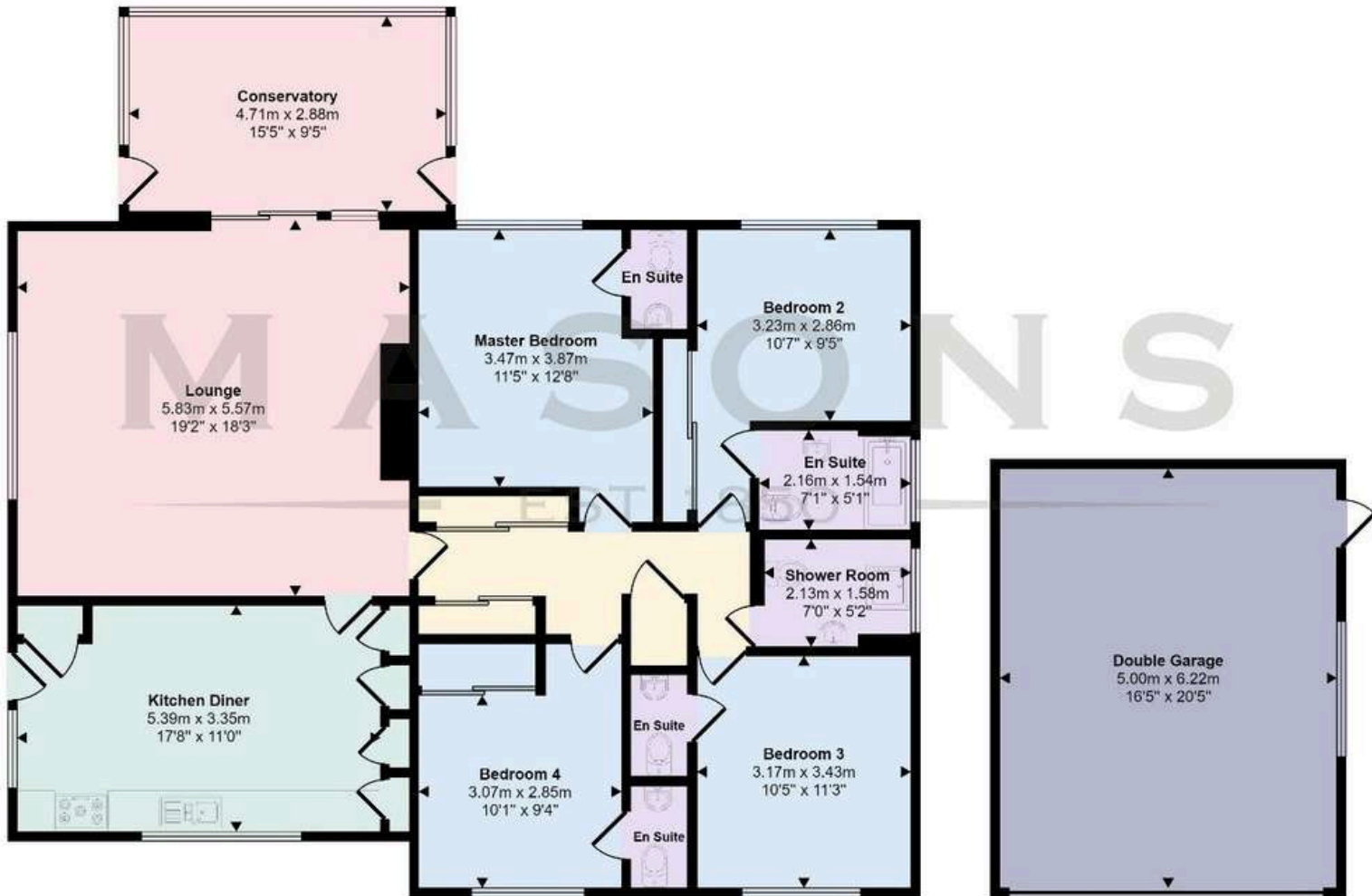
The property is approached via a long tarmac driveway offering ample parking for multiple vehicles. A brick-pillared entrance with picket fencing to the front and high close-boarded fencing to the sides and rear ensures privacy. The front garden is laid to a well-maintained lawn, with concrete pathways surrounding the property. The driveway continues alongside the bungalow, leading to the garage.



The rear Garden has a desirable south-westerly aspect, the rear garden is mainly laid to lawn with well-tended planted borders around the perimeter. Paved patio areas next to the conservatory provide ideal spots for al fresco dining and barbecues. An outside tap and light are also installed.



Approx Gross Internal Area
171 sq m / 1842 sq ft



Floorplan
Approx 140 sq m / 1507 sq ft

Double Garage
Approx 31 sq m / 335 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Sandlilands

Nature's Untouched Coastal
Gem

Sandilands is a tranquil coastal village offering a peaceful retreat amidst one of the largest unspoiled coastlines in eastern England. Known for its pristine beaches, rolling dunes, and national nature reserves, it's the perfect escape for those seeking serenity and natural beauty. The dog-friendly beach remains uncrowded even in summer, with traditional beach huts providing shade for picnics.

The village's highlight is its annual "Tennis Week," a cherished event since 1928, attracting tennis enthusiasts from across England. The Fat Seagull, a licensed delicatessen, offers a relaxed spot for a meal, while nearby Horncastle and Louth provide cultural experiences and farmers' markets. Explore Saltfleetby-Theddlethorpe National Nature Reserve or visit Skegness and Mablethorpe for family-friendly seaside activities.

With horse-riding along the beach, sea-life sanctuaries, and Batemans Brewery offering tours and local food, Sandilands is an ideal location for those seeking a blend of nature, history, and coastal charm.



Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Directions

From Mablethorpe, travel south on the A52 through Trusthorpe and Sutton-on-Sea. On entering Sandilands, turn left onto Sea Lane. At the end, turn immediately left by The Fat Seagull café onto Sandhurst Road. Shore Lodge is toward the end of the lane on the left-hand side.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

M A S O N S

EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

