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Sea Lane, Sandilands, Sutton on Sea



When it comes to  
property it must be

  
lovelle



Offers in excess of £420,000



Lovelle would like to offer for sale a DETACHED CORNER PLOT BUNGALOW, being set on a larger than average plot in the sought after location of Sandilands.

### Key Features

- Detached Bungalow
- NEW Family Bathroom
- THREE/FOUR Bedrooms
- Master Bedroom with NEW En-Suite Shower Room
- Lounge
- DOUBLE Garage
- EPC rating C
- Tenure: Freehold





Lovelle would like to offer for sale a DETACHED CORNER PLOT BUNGALOW, being set on a larger than average plot in the sought after location of Sandilands. The property briefly comprises - DOUBLE garage, Lounge, NEW MODERN Kitchen/Diner, Master Bedroom with En-Suite, Three further Bedrooms, NEW Family Bathroom, Enclosed rear and side gardens, private driveway. Viewing is a must to appreciate the size of property.

### Entrance Hall

4.76m x 1.68m (15'7" x 5'6")

Being entered via a Upvc half glazed door the "L" shaped hallway leads to all rooms, having ceiling lights, radiators, and picture rails, ornate light display arch, build in storage cupboard with shelves.

### Lounge

4.94m x 5.73m (16'2" x 18'10")

With Dual aspect Upvc windows one to the side elevation and bow window to the front elevation, feature gas fire in ornate surround with marble effect backing and hearth, Tv aerial point, telephone point, power points, coving, textured ceiling and ceiling light.

### NEW Modern Kitchen/Diner

7.11m x 3.06m (23'4" x 10'0")

Being accessed from the lounge, with two windows to side and rear elevation aswell as a door and patio doors leading onto the rear garden. NEWLY Fitted kitchen with white modern wall and base units with contrasting worktop over, breakfast bar, stainless steel sink, double electric oven in tall oven housing, inset gas hob with extractor hood over, having part tiled walls, coving to ceiling with ceiling spotlighting and central heating radiator.

### Dining Room OR Fourth Bedroom

3.09m x 3.69m (10'1" x 12'1")

Window to front elevation, textured ceiling, coving and radiator.

### Master Bedroom

4m x 3.91m (13'1" x 12'10")

Bow window to the front elevation, fitted wardrobes to one full wall with matching fitted wardrobes and over bed storage matching low levels draws, feature double wardrobe door into secret En-Suite shower room, coving, textured ceiling and radiator.

### Master En-Suite

2.03m x 2.32m (6'8" x 7'7")

Obscure window to front elevation, NEW three piece suite comprising corner shower with mains fed shower and mermaid board, fitted vanity WC, bidet and wash hand basin with draws incorporated in, with work surface over, part tiled walls, ceiling spot lights and ceiling fan.

### Bedroom Two

3.63m x 3.67m (11'11" x 12'0")

Window to rear elevation, textured ceiling, coving, built in wardrobes and radiator.

### Bedroom Three

2.56m x 2.63m (8'5" x 8'7")

Window to the rear elevation, radiator, textured ceiling, coving, built in single wardrobe.

### New Family Bathroom

2.65m x 2.13m (8'8" x 7'0")

Obscure rear window to rear elevation, NEWLY fitted four piece suite comprising of paneled bath, shower cubicle, wash hand basin and WC set in storage vanity unit, part tiled walls, radiator, coving and spotlights.

### Enclosed Rear Garden

To the rear of the property is a private fully enclosed rear garden with gated side access to the front and open side access to the side and front garden, having high hedge borders with decorative patio area with raised concrete planters, being mainly laid to lawn.

### Double Garage

With individual electric up and over doors, storage shelves, power and lighting, wall mounted gas central heating boiler, window to rear elevation, concrete flooring.

### Side and Front Gardens

To the side of the property is a vast corner plot garden area with mature planted trees, having mature hedge borders, mainly laid to lawn with mature bushes. Leading around the to the front elevation with a slabbed pathway. Leading from the side garden continuing to the front with the lawn there are further mature planted trees, a continuation of the hedge border.

### Greenhouse

45'11" x 59'1" (14m x 18m)

### Shed

32'10" x 23'0" (10m x 7m)

### Driveway

To the front of the property is a block paved driveway which would easily accommodate several vehicles and gives access to the double garage.

### Location

Sandilands with its sandy beaches is situated on the east Lincolnshire Coast, just south of Sutton on Sea with its range of facilities including primary school, doctors surgery, range of shops being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approximately 3 miles to the north and has additional amenities including a cinema and sports centre. Secondary Schools both Grammar and comprehensive can be found at the market town of Alford approximately 6 miles away.

### Directions





From our office continue along Victoria Road towards Sutton on Sea, following the road onto Sutton High Street then left at the roundabout on to Station Road (A.52) and proceed to Sandilands. Take the left hand slip road into Sea Lane, the property is the corner plot on the left hand side.

### Services

The property has mains electric, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this.

The Property is Placed In Tax Band E.

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.





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