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Kipling Drive, Sandilands, Sutton on Sea



When it comes to
property it must be


lovelle



OIRO £270,000



Lovelle are please to bring to the market a beautifully presented link detached bungalow in the sought after location of Sandilands, being located near enough to the beach to hear the sea from the rear garden.

Key Features

- Sought After Location
- Driveway
- Garage and Good Size Garden
- Modern Fitted Kitchen
- Two Double Bedrooms
- Double Glazing and Gas Central Heating
- EPC rating C
- Tenure: Freehold





Lovele are please to bring to the market a beautifully presented link detached bungalow in the sought after location of Sandilands, being located near enough to the beach to hear the sea from the rear garden.

Offering TWO double bedrooms, fully fitted kitchen, lounge with wood burner, rear conservatory off the lounge, modern fitted bathroom, driveway parking and detached garage, open front lawned and fully enclosed rear garden with summer house. MUST BE VIEWED to apricate the internal size of the property.

Entrance Hall

Having a composite double glazed door to the front elevation, central heating radiator, loft access, ceiling light and electric sockets, doors giving access to all rooms.

Lounge

5.56m x 3.45m (18'2" x 11'4")

Having Upvc double glazed patio doors to the rear elevation giving access into the conservatory, multi fuel stove set on quarry tiled hearth, two central heating radiators, ceiling light, laminate effect flooring. (there is also a capped gas pipe if you didnt want to keep the multi fuel burner)

Conservatory

4.70m x 2.69m (15'5" x 8'10")

With polycarbonate roof and windows to all elevations, door leading into the rear garden.

Kitchen

3.30m x 3.00m (10'10" x 9'10")

Having a Upvc double glazed stable style door to the side elevation, Upvc window to the front elevation, a good range of base and wall mounted units, stainless steel sink with mixer taps over, integrated dish washer, space for washing matching and upright fridge freezer, gas hob with extractor hood over, electric oven, radiator and two built in storage cupboards.

Bathroom

2.01m x 1.98m (6'7" x 6'6")

Comprising of "P" shaped bath with "rainfall" shower, additional hand held shower and shower screen, Vanity wash hand basin with storage under and extending to the WC. Heated towel radiator, ceiling spot lighting and ceramic tiled flooring.

Bedroom One

4.71m x 3.50m (15'6" x 11'6")

Having a Upvc window to the rear elevation, central heating radiator, ceiling light and also benefitting from built in wardrobes.

Bedroom Two

3.35m x 3.20m (11'0" x 10'6")

Upvc double glazed window to the front elevation, coving to ceiling, central heating radiator and power points.

Garage

4.93m x 2.54m (16'2" x 8'4")

Having an up and over door to the front elevation, power and lighting inside and double glazed window and door to the rear elevation.

Driveway and Garden

To the front of the property is a driveway that leads to the garage. the front garden is open mainly laid to lawn with stepping stone path to the front door,

Rear Garden

Being fully enclosed with timber fencing, timber decking seating area, mainly laid with lawn, mature planted trees and shrubs, bespoke summer house, timber shed, bin and log store to the side, gated side access to the front garden.

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, Head south-east on Victoria Road/A52 towards The Boulevard, Continue to follow A52. At the roundabout, take the 1st exit onto Station Road/A52, Continue to follow A52, Turn left onto Sea Lane, Turn left onto Kipling Drive and follow the road round. The property can be found on the right 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.

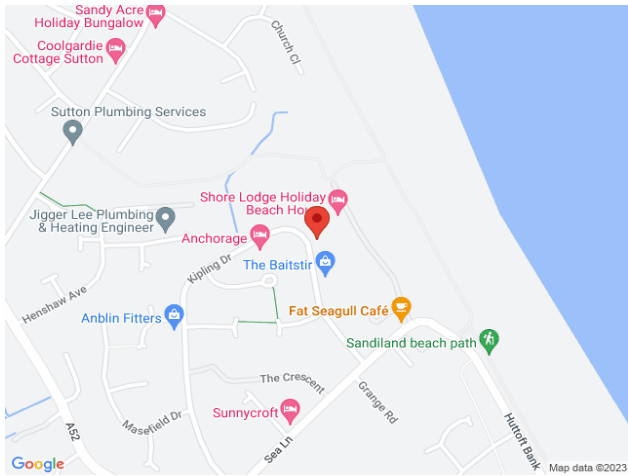
The Property is Placed In Tax Band C.

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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01507 478297
 Mablethorpe@Lovelle.co.uk