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Sea lane, Sandilands



When it comes to
property it must be


lovelle



OIRO £545,000



A stunning Arts & Craft property with Separate Annex on a generous corner plot.

Key Features

- Substantial Period Property in a Sought After Area
- Bathroom & Shower Room
- Lounge & Dining Room
- Separate Modern Annex
- Dining Kitchen with Utility Area
- Conservatory
- EPC rating E
- Tenure:





A stunning Arts & Craft property with Separate Annex on a generous corner plot. An Open Porch, leads to an Entrance Hall, Dining Room with Lounge, a large Dining Kitchen with Utility Area and spacious brick built Conservatory accessing a patio area. The staircase returns with a Bathroom to the half landing, Master Bedroom with En Suite, a further Three Bedrooms, two of which are double and Shower Room. The modern Detached Annex consists of Lounge and open plan Kitchen, double Bedroom and Shower Room. Perfect for a holiday let or as a granny flat. Outside is a block paved turning bay with the driveway extending along the side of the property to the Annex. The beautifully landscaped garden is mainly lawned with a slabbed patio and decked area housing the timber shed and greenhouse.

Entrance Lobby

Wooden entrance door, radiator, arched Upvc windows to the front and side elevation, tiled floor, double glazed doors to the

Lounge

Inglenook fireplace with multi fuel burner, two radiators, three TV aerials, side internal window, Upvc arch windows to the front elevation and small matching side window, telephone point, three wall lights.

Dining Room

Inglenook fireplace with multi fuel burner, two radiators, three TV aerials, side internal window, Upvc arch windows to the front elevation and small matching side window, telephone point, three wall lights.

Kitchen Diner

With a range of wall and base units with marble worktop over, to include composite two sink unit with double glazed side window over, built-in oven with induction hob and extractor above, radiator, under counter space and plumbing for dishwasher, double glazed doors to the Conservatory, Upvc stable door to the side elevation, space for tall fridge freezer, tiled floor and spotlighting, open to the

Conservatory

Brick based with Upvc units to three elevations, matching French doors to the rear accessing the patio, pitched glazed roof, two radiators, six double power points, telephone point, tiled floor.

Cloak Room

Fully tiled with fitted double cupboard, WC, pedestal wash hand basin, wall mounted Worcester regular boiler, extractor fan, two power points, internal window (into the Utility).

Stairs to First Floor

Understairs cupboard housing electric meter and consumer unit, side Upvc window, tiled floor. Stairs leading to the Bathroom and returning to the first floor accommodation.

Landing

Radiator, access to loft space, power point.

Master Bedroom

Bay double glazed window to the rear elevation, radiator.

Inner Landing

Built-in wardrobes with hanging rails and further cupboard, Velux window, radiator, power point, access to loft space, door to

Bathroom

Fully tiled and comprising panelled bath with shower taps, low flush WC, pedestal hand basin and bidet, Upvc side window, extractor.

Shower Room

Fully tiled with quadrant shower cubicle with electric shower unit, low flush WC, pedestal wash hand basin, shaver point and light, Velux window, ladder radiator.

Bedroom One

Built-in double wardrobes with lockers over, radiator, original brick fireplace, Upvc window to the front elevation, loft access, telephone point, door to the

En - Suite

Shower cubicle with electric shower unit, low flush WC, corner wash hand basin, shaver light and point, side Upvc window, ladder radiator, extractor fan.

Bedroom Three

Front and side Upvc windows, radiator, TV aerial.

Bedroom Four

Airing cupboard housing the hot water cylinder, telephone point, side Upvc window.

Separate Annex

Converted in 2017 with vendor owned solar panels.

Annex Open Plan Living

Upvc entrance door and matching window to the front elevation, cloak cupboard, radiator, open to the kitchen, with a range of modern wall and base units with composite worktop over, under counter space and plumbing for washing machine, inset sink unit with mixer tap, built-in electric oven with induction hob and stainless steel extractor hood, integral dishwasher, space for tall fridge freezer, access to loft space with pull down ladder and housing the combination boiler.

Annex Bedroom

Upvc front window, radiator, wall lights, door to the

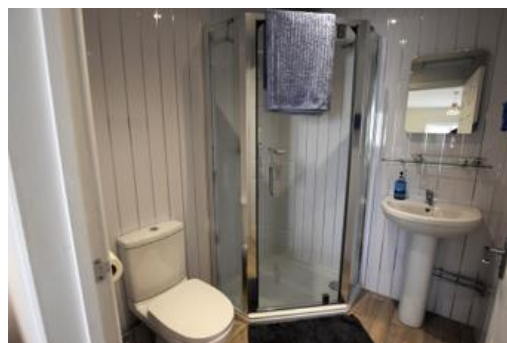
En-Suite

Corner shower cubicle with mains fed shower, low flush WC, pedestal hand basin with mixer tap.

Outside Space

The property sits on a generous corner plot and mainly lawned. Vehicular access is via a block paved driveway with turning bay to the front of the property with the drive continuing to the rear and accessing the Annex. With a patio area leading from the dining kitchen and conservatory and continuing to the rear. Raised decking housing a summer house and greenhouses, timber shed with power connected behind annex.

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 (A52), following the road onto Sutton High Street and then left at the roundabout onto Station Road. Continue and proceed to Sandilands, taking the left hand slip road onto Sea Lane. The property is the corner of Sea Lane and The Copse on the left hand side.

Services

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