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Masefield Drive, Sandilands



When it comes to
property it must be


lovelle



£425,000



Lovelle are absolutely privileged to advertise for sale this elegant and well presented THREE Bed detached bungalow in a very sought after location of Sandilands. Offering a well maintained rear garden , parking for multiple vehicle's and a DOUBLE Garage!

Key Features

- Detached Bungalow in a Sought After Location
- "P" Shaped Rear Conservatory
- THREE Bedrooms
- Modern Kitchen and Utility Room
- Double Detached Garage
- Separate Dining Room
- EPC rating A
- Tenure: Freehold





Lovelle are absolutely privileged to advertise for sale this elegant and well presented THREE Bed detached bungalow in a very sought after location in Sandilands. Offering a well maintained rear garden , parking for multiple vehicle's and a DOUBLE Garage!

The property comprises of Porch, Hallway, Lounge, Kitchen, Dining Room, Conservatory, Utility, Cloakroom, Master Bedroom With En-Suite, TWO Further Bedrooms and a family Bathroom, also has a separate WC. Offering solar panels and out side lighting.

Porch

2.67m x 1.27m (8'10" x 4'2")

Entered via a part glazed door, brick built dwarf wall with window to front elevation and side elevation and power points, door into the inner hall.

Hallway

2.75m x 1.49m (9'0" x 4'11")

Access to all rooms, radiator, power points, airing cupboard, loft hatch, coving and textured ceiling.

Lounge

5.59m x 3.57m (18'4" x 11'8")

Dual aspect windows to side elevations, power points, tv aerial, two radiators, coving and textured ceiling.

Kitchen

3.09m x 3.19m (10'1" x 10'6")

Window to rear elevation, recently re fitted with a range of base and wall units with worktop over, electric oven with microwave above, gas hob with extractor over, integrated dishwasher, ceramic sink unit with drainer and extended hose style tap,, radiator, power points, tiled splashbacks, coving and textured ceiling.

Utility Room

2.20m x 1.60m (7'2" x 5'2")

Door leading out to the side, 'valiant' boiler housed here, wall and base units with worktop , bowl sink unit , space and plumbing for washing machine, radiator , power points and textured ceiling.

Cloakroom

2.13m x 0.91m (7'0" x 3'0")

Obscure window to side elevation, WC, vanity was hand basin, radiator and textured ceiling.

Dining Room

4.03m x 2.80m (13'2" x 9'2")

Window to rear elevation, double radiator, power points, coving, textured ceiling and double opening ' French' doors into the conservatory.

Conservatory

4.22m x 5.35m (13'10" x 17'7")

A wrap around half brick built conservatory with vaulted glass roof, windows to all elevations, ceiling light fan, power points and double opening 'French' doors out to the rear garden.

Bedroom One

3.37m x 3.85m (11'1" x 12'7")

Bay window to front elevation, radiator, power points, coving, textured ceiling, a range of fitted wardrobes and vanity area, door into;

En Suite

1.30m x 1.55m (4'4" x 5'1")

Obscure window to side elevation, a three piece suite comprising of shower cubicle, WC, vanity wash hand basin, extractor fan, radiator and fully tiled walls.

Bedroom Two

3.64m x 3.03m (11'11" x 9'11")

Dual aspect windows to side elevation, radiator, power points, coving and textured ceiling and a range of fitted wardrobes.

Bedroom Three

2.69m x 2.00m (8'10" x 6'7")

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

Bathroom

3.06m x 2.41m (10'0" x 7'11")

Being recently re-fitted with an obscure window to rear elevation, a three piece suite comprising of walk in shower cubical with mains shower and glass full shower screen, WC, vanity wash hand basin, sunken ceiling centre light, radiator, extractor fan and fully tiled walls.

Rear Garden

To the rear you will find a private well established and attractive rear garden which is fully enclosed with fencing to all perimeters. The rear is predominantly laid to lawn with stepping stone with established flower boards, trees and shrubs. There is an archway leading to the lower garden which has a summer house (with light and power), newly laid brick block paved patio seating area.

Double Garage

Roller shutter doors, door leading out to rear garden, light and power.

Front

The front of the property is low maintenance laid to lawn and borders with flowers and shrubs. With a gravelled double driveway to the side allowing several vehicles to park

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.

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 D.

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.

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 , take first left onto Masefield Drive follow the road round and the property can be found on the left hand side.





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