



2, The Copse, Sandilands

£285,000



**Willsons**  
SINCE 1842



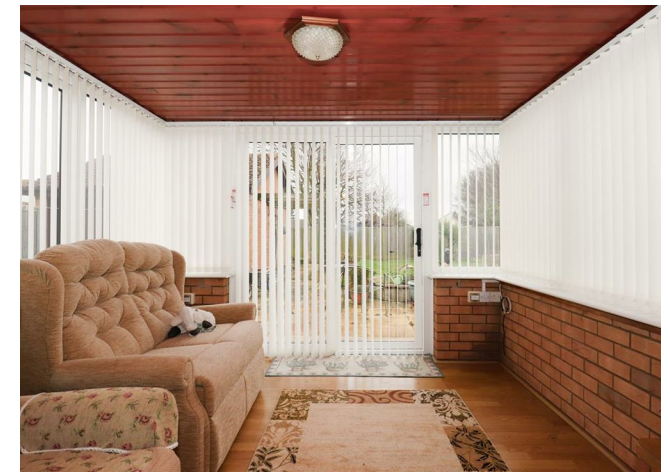
## 2, The Copse, The Copse Sandilands, Mablethorpe, Lincolnshire, LN12 2UB

### "AGENT'S COMMENTS"

*Situated in the sought after location of Sandilands, this detached bungalow offers 3 bedrooms (1 en-suite), living room, dining room, utility with WC and conservatory. The property benefits from a large driveway, double garage with electric doors, generous sized gardens to the front and rear, uPVC double glazing throughout and gas fired central heating. With close access to the beach and No Onward Chain.*

### LOCATION

*Sutton-on-Sea with its sandy beaches is situated on the east Lincolnshire Coast. There are a range of facilities including primary school, doctor's surgery, range of shops & businesses being mainly local, along with a variety of eateries and takeaways. Only 3 miles from Mablethorpe and 6 miles to Alford, both of which offer amenities including doctor's surgeries and primary schools, Alford being home to secondary schools including a Grammar school. Both towns offer a variety of shops and eateries, along with weekly street markets. Mablethorpe offers a typical UK seaside town experience including amusements, a cinema, leisure centre and several supermarkets. Alford, siting at the foot of the Lincolnshire Wolds, hosts regular craft markets, has a pharmacy, butchers and various small supermarkets.*



# Willsons

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### Front of Property

Open frontage set to lawned gardens, feature gravel areas, pathway to the front and sides, concrete driveway leading to double gate to the left of the property

### Hallway

20'8" x 7'11"ax (6.30m x 2.42max)

"U" shaped hallway with telephone point, radiator, airing cupboard with radiator and built-in shelving and loft hatch.

### Kitchen

7'11" x 12'2" (2.43m x 3.73)

With built-in units, cooker socket and space for free standing cooker, under counter fridge, sink with drainer and mixer tap, downlighters over the sink, vinyl flooring, window with front aspects and radiator.

### Utility Room

8'4" x 4'10" max (2.56m x 1.49m max)

With units and worktop, space and plumbing for washing machine, space for an undercounter fridge, gas fired boiler, radiator, window overlooking the rear and external door to the side of the property.

### WC

4'8" x 3'2" (1.44m x 0.99m)

With WC, wash basin and radiator.

### Living Room

14'8" x 11'0" (4.48m x 3.37m)

Feature bay window overlooking front gardens, telephone and television points, radiator and fully glazed door and window to hallway.

### Dining Room

12'3" x 8'9" (3.74m x 2.68m)

With radiator and sliding patio door leading to conservatory.

### Conservatory

9'10" x 13'1" (3m x 4m)

With half-brick walls, patio door to the garden, television point, laminate flooring and solid roof.

### Bedroom 1

12'9" max x 10'5" (3.89m max x 3.18)

Double bedroom with window overlooking the rear garden, telephone point and radiator.

### En-Suite

Shower cubicle with direct feed shower, hand basin vanity unit and mirrored storage unit over, radiator, shaving socket, being half tiled and with window to the side of the property.

### Bedroom 2

9'1" x 9'7" (2.77 x 2.93)

With radiator and window overlooking front of the property.

### Study / Bedroom 3

6'9" x 10'7" (2.06m x 3.23m)

With radiator and window overlooking garden.

### Bathroom

5'6" by 3'10" (1.68m by 1.19m)

Matching suite of WC, wash basin, bath with direct feed shower over, glazed shower screen, radiator, vinyl flooring and tiled walls.

### Double Garage

17'5" x 16'9" (5.31m x 5.13m)

With electric roller shutter door, concrete floors, fuse box, power and lighting.

### Rear Garden

Lawned gardens with flower and shrubs borders, slabbed patio areas, feature raised garden focal point, pergola, greenhouse, pedestrian gate providing access to right hand side of the property.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains gas, electricity, water and drainage are connected to the property.

### Local Authority

Council Tax Band C payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of: D. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 1434-2822-2300-0162-4296

### Directions

From the main A52 Station Road at Sutton-on-Sea, turn onto Sea Lane and continue 250m, turn left into The Copse and the property is found on the left.

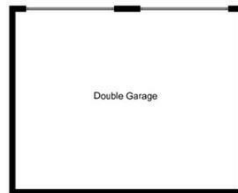
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### Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.



2 The Copse  
Sandilands  
Mablethorpe  
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### FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

