



Willsons

12, The Glade, Sandilands

£249,950



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Willsons
SINCE 1842

12, The Glade,
Sandilands, Sutton-On-Sea
Lincolnshire, LN12 2RZ

"AGENT'S COMMENTS"

Situated in the popular coastal resort of Sandilands and on an attractive cul-de-sac within walking distance of the beautiful beach promenade, this link-detached bungalow offers off-road parking to include a garage, low maintenance frontage, sizeable living room, conservatory and a private enclosed rear garden.

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, sitting at the foot of the Lincolnshire Wolds, hosts regular craft markets, has a pharmacy, butchers and various small supermarkets.



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<https://www.willsons-property.co.uk>

Front of Property

With block paved driveway leading to link-detached garage, feature area of gravel, areas of lawn, side gate to the left hand side and block paved pathway leading to the front door.

Entrance Porch

With composite front door, radiator and external composite door to rear garden, leading to:

Hallway

9'10" x 3'3" (3.0m x 1.0m)

'L' shaped hallway with telephone point, loft hatch access and vinyl flooring.

Kitchen

10'2" x 9'10" (3.1m x 3.0m)

With wall and base units, sink with mixer tap and drainer, space for freestanding cooker with extractor hood over, space and plumbing for washing machine, space for full height fridge freezer, full height larder cupboard and additional full height storage cupboard housing the Bosch gas combination boiler, window to the front of the property and vinyl flooring.

Living Room

12'9" x 17'4" (3.9m x 5.3m)

With feature fireplace, radiator, television and telephone points, window to the front of the property and carpeted flooring.

Bedroom One

13'9" x 10'9" (4.2m x 3.3m)

With radiator, television point, built-in storage cupboards, sliding patio door leading into the conservatory and carpeted flooring.

Conservatory

9'10 x 9'09 (3.00m x 2.97m)

Of uPVC construction, external door leading to the rear garden and tiled flooring.

Bedroom Two

10'9" x 9'10" (3.3m x 3.0m)

With radiator, built-in storage cupboards, window to the rear of the property and carpeted flooring.

Bathroom

6'2" x 6'6" (1.9m x 2.0m)

With WC, hand basin, mirrored wall cabinet, chrome heated towel rail, fully glazed low level shower enclosure with direct feed rainfall shower, extractor fan, partially uPVC wall boarding, window to the left hand side of the property and vinyl flooring.

Rear Garden

Set to lawns with borders of mature shrubs, bushes and flowers, feature slabbed pathways, garden shed, greenhouse and property boundaries of fencing.

Link-Detached Garage

16'8" x 8'2" (5.1m x 2.5m)

With up and over door, power and lighting, door to the rear providing access to the rear garden and concrete flooring.

Tenure and 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 - D. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0459-2821-7237-9993-0931

Directions

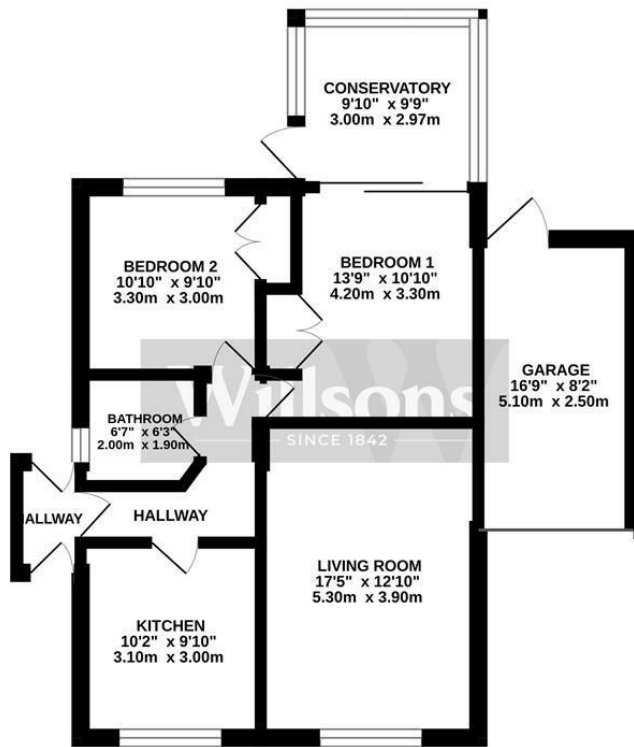
From the main A52 Station Road at Sutton-on-Sea, turn onto Sea Lane and left again onto Kipling Drive. After 370m turn right onto The Glade. The property can be found on the right immediately before the turning circle of the cul-de-sac. What3words://learn.selling.songbird

Viewing

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

FLOORPLAN Not to scale – For identification purposes only

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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.

