



Willsons

12, Sanders Close, Sandilands

£249,950



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Willsons
SINCE 1842

12, Sanders Close,
Sandilands, Mablethorpe,
Lincolnshire, LN12 2UH

"AGENT'S COMMENTS"

This property is located just moments from the beautiful seaside promenade in the sought-after area of Sandilands and positioned on a quiet no-through cul-de-sac. Benefitting from a recent renovation, this property offers new carpets throughout, newly installed bathroom suite, updated kitchen and has a turn-key ready feel. With living room leading out to the conservatory, patio and private garden and link-detached garage with electric roller shutter door, the property benefits from uPVC double glazing throughout, gas central heating and is offered with 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, 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

Open plan frontage set primarily to lawns, with concrete driveway to the right hand side of the property leading to the rear pedestrian gate and link-detached garage, gravel access to the left hand side of the property and side gate, concrete pathway leading to front porch and boundaries of fencing.

Entrance porch

4'11" x 2'11" (1.5m x 0.9m)

Of half glazed uPVC construction with polycarbonate style roof and vinyl flooring.

Hallway

14'9" x 3'3" (4.5m x 1.0m)

With radiator, full height storage cupboard (0.8m x 0.5m), loft access and zone thermostat.

Kitchen

8'2" max x 11'5" (2.5m max x 3.5m)

'L'-shaped kitchen with wall and base units, integrated cooker with ceramic hob and extractor over, partially-tiled splashback, Ideal Logic Combi 30 gas boiler, space for under counter appliance, space and power for full height free standing fridge/freezer, radiator, window to the front of the property and vinyl flooring.

Bedroom 2

8'6" x 11'5" (2.6m x 3.5m)

With radiator, window to the front of the property and carpeted flooring.

Bathroom

5'10" x 6'2" (1.8m x 1.9m)

With shower cubicle, direct feed shower and tiled enclosure, vanity wash basin, WC, heated towel rail, extractor fan, window to the left hand side of the property and vinyl flooring.

Bedroom One

12'5" x 9'6" (3.8m x 2.9m)

With radiator, window overlooking the rear garden and carpeted flooring.

Living Room

16'4" x 11'1" (5.0m x 3.4m)

With radiator, window to the side of the property, French door to the conservatory and carpeted flooring.

Conservatory

7'10" x 8'10" (2.4m x 2.7m)

Of dwarf brick wall and uPVC window construction with polycarbonate style roof, radiator, French door to the patio and vinyl flooring.

Link-Detached Garage

17'8" x 9'10" (5.4m x 3.0m)

With roller shutter door, electric, lighting and water, independent fuse box, personnel door to the rear garden and concrete flooring.

Rear Garden

Private rear garden with no overlook set to lawns with mature bushes, concrete slab patio and pathways, gravel access and gate to the left-hand side of the property, personnel gate to the driveway and right hand side of the property, external tap and boundaries of fencing.

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 'B' 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 'C'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 2746-3047-5202-0465-1204

Directions

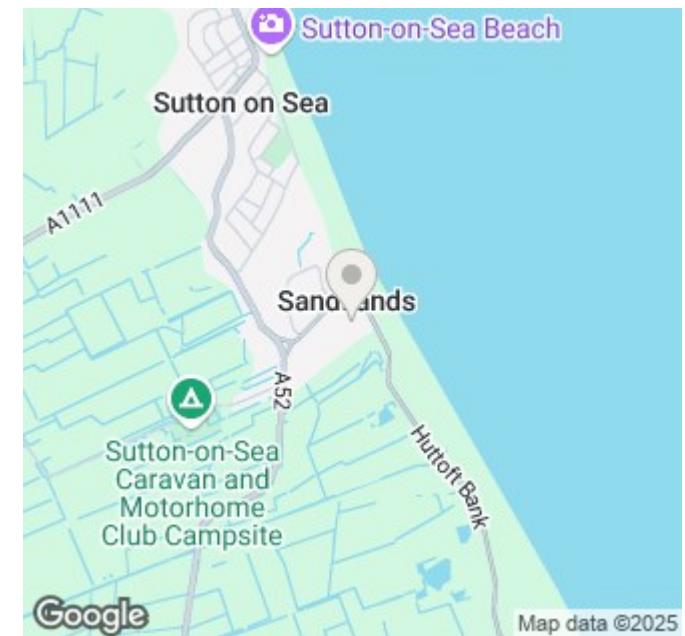
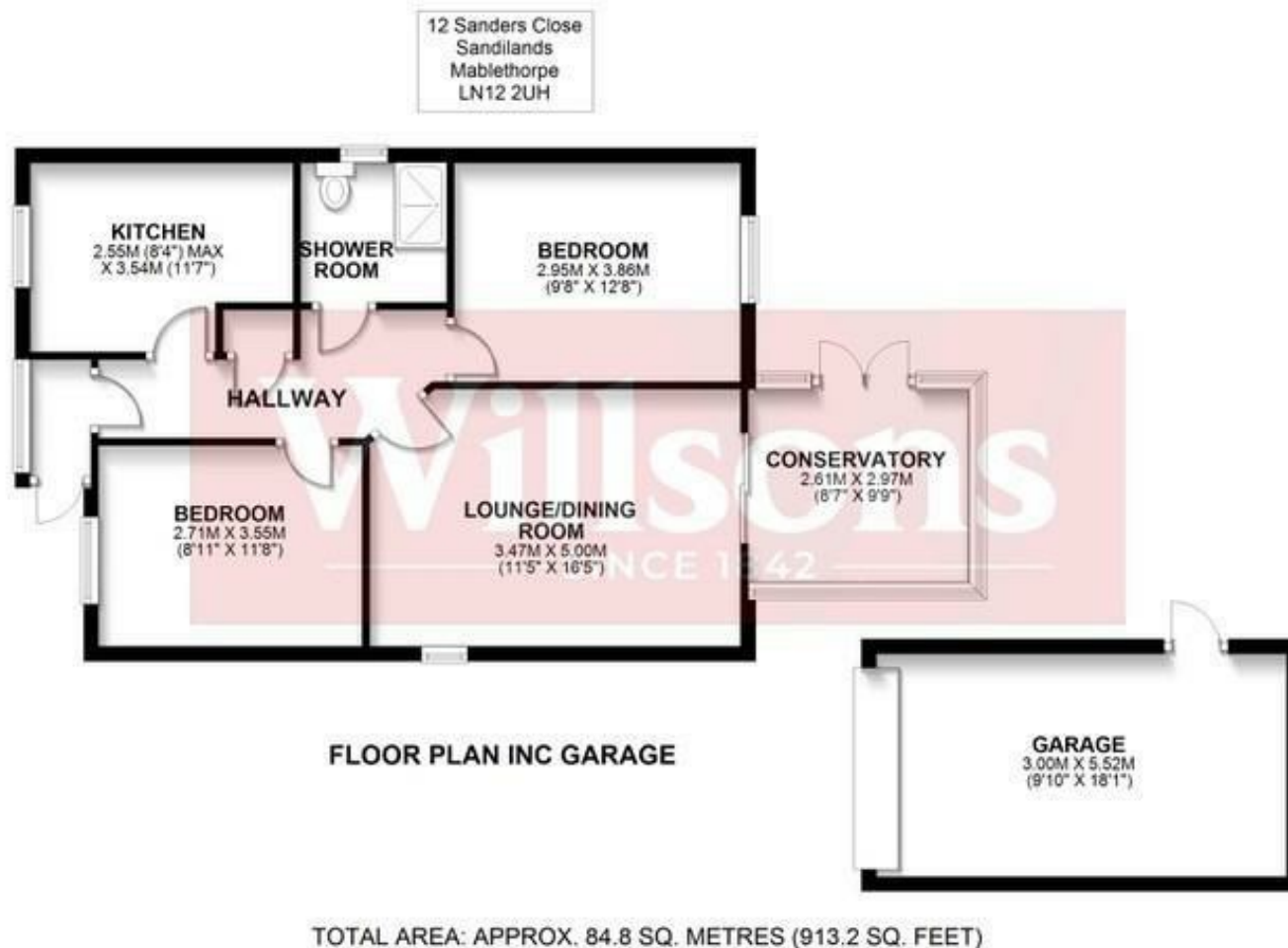
From the main A52 between Mablethorpe and Skegness, on reaching Sandilands, turn onto Sea Lane and continuing onto Huttoft Bank to run in parallel with the promenade. Turn right into Walkington Way and then immediately right again into Sanders Close. The property can be found on the left after 80m.

What3words:///depths.guarded.theme

Viewing

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





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.

