



Uplands, 5 The Crescent, Sandilands,  
Sutton on Sea, LN12 2RB



5



2



3

£485,000 Freehold

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## Key Features

- Attractive Family Home
- Short Walk To The Beach
- Good Sized Garden
- 2 Drives & Garage
- 21' Sun Lounge
- Master Bedroom With En-Suite
- Cot Room / Study
- Viewing Essential
- EPC Rating D







A most attractive and individual 5 Bedroom Georgian style family home just a short walk from the beach in this popular coastal village with good sized gardens, two drives providing ample parking and a detached Garage. The spacious accommodation comprises Kitchen, Inner Hallway with W.C, 2 Reception, 21' Sun Lounge. To the first Floor is a Master Bedroom with En-Suite Shower Room, 3 further double Bedrooms and a Cot Room / Study. Standing in good sized lawned gardens with a second drive suited perfectly for a motorhome or touring caravan. Viewing is essential to appreciate this beautifully presented property. EPC Rating D

### ACCOMMODATION

Entrance is on the side elevation via a stable style composite door to the:-

### KITCHEN

4.83m x 4.09m (15'10" x 13'5")

Being fitted with a modern range of base and wall units, worksurfaces with matching upstands and part tiled walls, inset sink unit with mixer tap over, built in high level double oven, inset gas hob with extractor hood above, a bank of full height larder units to one wall, recess for a large american style fridge freezer, spaces for a washing machine and dryer, wall mounted gas combi boiler, modern vertical radiator, pvc windows to the side and rear elevations.

### INNER HALLWAY

With stairs to the first floor, radiator, high level window overlooking the Sun Room, door to a large walk in STORE cupboard with pvc window to the rear.

### W.C

With W.C, hand basin, radiator, pvc window to the side elevation.

### DINING ROOM

4.47m x 3.68m (14'8" x 12'1")

With walk in pvc bay window to the side elevation and further pvc window to the rear elevation, art deco style stone fireplace with open grate.

### LOUNGE

5.41m x 3.99m (17'8" x 13'1")

With walk in pvc bay window to the front elevation and further pvc window to the side elevation, large brick inglenook fireplace with inset multi fuel stove and wooden surround, radiator.

### SUN ROOM

6.62m x 3.81m (21'8" x 12'6")

Being divided into two areas for dining and sitting with pvc windows to the front elevation, double doors with side screens opening onto the patio, a further door to the drive, apex polycarbonate roof, radiator in a decorative surround, decorative wooden fireplace surround with inset gas fire.

### FIRST FLOOR

### BEDROOM 1

5.05m x 4m (16'7" x 13'1")

(maximum including en-suite). With pvc window to the front elevation, radiator, door to:-







## EN-SUITE SHOWER ROOM

With tiled shower enclosure with mains shower and dual heads, W.C, hand basin in a vanity unit, part tiled walls, tiled floor, extractor.

## BEDROOM 2

3.67m x 2.8m (12'0" x 9'2")

With pvc window to the front elevation, radiator.

## BEDROOM 3

3.94m x 3.3m (12'11" x 10'10")

With pvc window to the side elevation, radiator.

## BEDROOM 4

3.92m x 2.76m (12'11" x 9'1")

With pvc window to the rear elevation, radiator.

## COT ROOM / STUDY

3.05m x 1.49m (10'0" x 4'11")

With pvc window to the side elevation, radiator, recessed storage cupboard.

## BATHROOM

4.09m x 2.37m (13'5" x 7'10")

Beautifully fitted in a traditional style with slipper bath on claw feet with mixer tap and hand shower attachment over, pedestal hand basin, W.C, bidet, steps upto a large walk in shower enclosure with mains shower, extractor, part tiled walls, tiled floor, traditional style towel radiator, large built in airing cupboard housing the hot water cylinder.

## OUTSIDE

The property is approached over an impressive gated entrance with brick pillars and pantile roof which opens onto a large driveway with parking for several vehicles and access to a:-

## GARAGE

5.92m x 3.11m (19'5" x 10'2")

With electric roller shutter door, light and power connected.



There are large lawned gardens to the front with perimeter fencing, and inset shrub borders and a paved patio seating area. A further gated driveway to the left hand side of the property provides additional parking and being a ideal space for house a motorhome or touring caravan.

A trellis arch leads around the lawned rear garden with paved paths, timber garden shed and a **SUMMERHOUSE**

### TENURE

Freehold.

### SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

### VIEWING

By prior appointment with Newton Fallowell office in Skegness.

### COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band E - 2024/25 - £2,713.88

### AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.









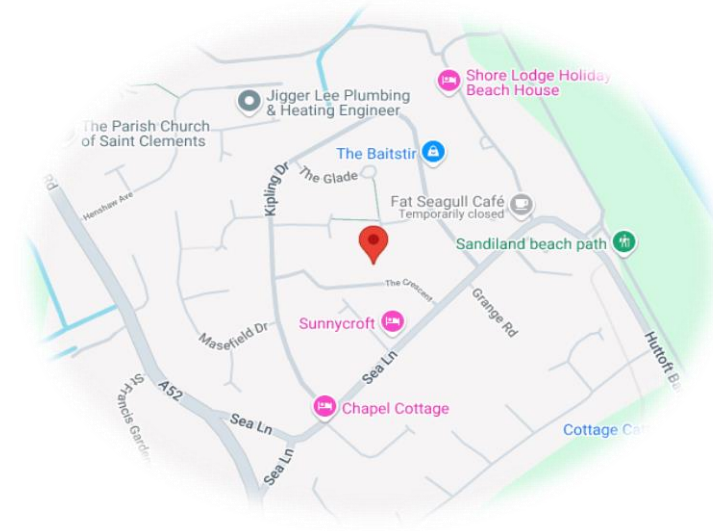




# Floorplan



Total area: approx. 174.7 sq. metres (1880.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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