



## Masefield Drive, Sandilands,

MOST ATTRACTIVE DETACHED BUNGALOW | THREE BEDROOMS | DINING KITCHEN | GARAGE AND OFF ROAD PARKING

CLOSE TO LOCAL AMINITIES & THE BEACH | BEAUTIFUL GARDENS | NO ONWARD CHAIN | EPC RATING - E

**Asking Price: £275,000**

**HUNTERS®**  
HERE TO GET *you* THERE



## Masefield Drive, Sandilands,

A most attractive and very well maintained detached three bedroom bungalow situated in a highly regarded area of Sandilands. The bungalow offers versatile living accommodation with well proportioned rooms and benefits from a single garage and off road parking. **SOLD WITH NO ONWARD CHAIN.** Viewing is highly recommended to appreciate all this charming property has to offer.

### ENTRANCE LOBBY

Enter the property through a uPVC part glazed into the lobby with useful cloak cupboard and consumer unit. A glazed door leads into



### ENTRANCE HALL

Having a dado rail, radiator with cover and two wall lights, there is a useful airing cupboard housing the hot water tank and there is also access to the part boarded loft space. There are doors leading to all principle rooms.



### LIVING ROOM

3.56m (11' 8") x 5.72m (18' 9")

A beautiful light and airy room with a feature fireplace with Adams style surround, there are two wall lights and a dado rail. There is a focal uPVC bay window with a radiator and cover and coving to the ceiling.



### DINING ROOM/BEDROOM 2

3.28m (10' 9") x 3.25m (10' 8")

A beautiful formal dining room with coving to the ceiling, two wall lights, radiator and georgian style wooden door with two side panels leading into:-



### CONSERVATORY

2.21m (7' 3") x 3.40m (11' 2")

uPVC double glazed windows to three sides offering panoramic views onto the garden, two wall lights and an electric point, the roof is made from solid uPVC panels, uPVC french doors lead onto the rear garden.



### KITCHEN BREAKFAST ROOM

2.79m (9' 2") x 4.04m (13' 3")

A generous sized breakfast kitchen offering a range of wall and base units with contrasting work tops and tiled splash backs, there is a stainless steel sink with chrome mixer taps and space for cooker and fridge. A uPVC double glazed window over looks the rear garden. The kitchen also benefits from a dining area and a useful larder cupboard.



### UTILITY ROOM

2.49m (8' 2") x 2.44m (8' 0") 0.99m (3' 3") ax

Leading from the kitchen, the utility room has a uPVC part glazed door providing access to the side of the property and a uPVC double glazed window, there is a work top area with space under with plumbing for a washing machine and space for a freezer or dryer. There is a radiator and a door leading to :-



### CLOAKROOM

With a uPVC double glazed window, fully tiled walls, a wash hand basin and a W.C.



### BATHROOM

2.44m (8' 0") x 2.21m (7' 3")

Fitted with a three piece suite comprising a panel bath with showers over and shower screen, a W.C and a wash basin, there is a uPVC double glazed window to the front aspect, a radiator and an extractor fan and the wall are part tiled.



### BEDROOM 1

3.96m (13' 0") x 3.10m (10' 2")

A light and spacious room with a uPVC double glazed window to the rear aspect with views over the back garden and a radiator.





### BEDROOM 3

3.48m (11' 5") x 1.98m (6' 6")

A perfect guest bedroom or home office with a radiator and a uPVC double glazed window.



### OUTSIDE

To the rear of the property there is a well proportioned back garden with mature plants and shrubs with a number of seating areas to enjoy the sun at any time of the day



### GREENHOUSE AND SHED

For the keen gardener there is a greenhouse and shed.



### GARAGE

The property also benefits from a single garage with up and over door, power and lighting.

### GENERAL

### TENURE

We understand the property to be freehold.

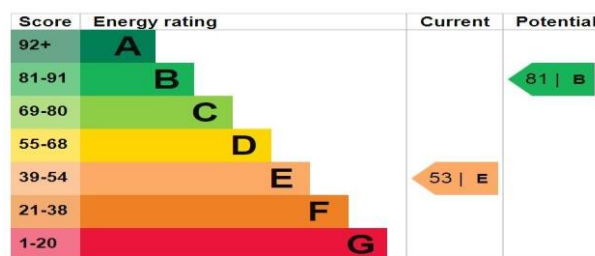
### SERVICES

Mains water, drainage, gas and electric are supplied to the property, as agents we do not test or inspect any of the services or service installations and advise any purchasers to rely on their own survey.

### VIEWINGS

Strictly by prior appointment through Hunters Turner Evans Stevens office in Sutton on Sea Tel ;01507 441166.

### ENERGY PERFORMANCE RATING



The graph shows this property's current and potential energy efficiency.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 12.00pm

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters Hunters Turner Evans Stevens 2  
Evergreen Walk, Sutton On Sea, Lincolnshire,  
LN12 2SW 01507 441166  
suttononsea@hunters.com

VAT Reg. No 706 4186 42 | Registered No: 3710262 England & Wales  
Registered Office: 34 High Street, Spilsby, Lincs. PE23 5JH  
A Hunters Franchise owned and operated under licence by Turner Evans Stevens LTD

#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

