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Ian McCarthy

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Masefield Drive, Sandilands,  
Mablethorpe, Lincolnshire

£365,000

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## DESCRIPTION

This is an immaculate, beautifully maintained and well presented, spacious bungalow in a much sought after area. The accommodation comprises entrance porch, lounge, dining room, kitchen, utility room, cloakroom, family bathroom, three bedrooms - master en-suite, double garage, conservatory and extensive rear gardens to include a summer house. The bungalow has UPVC double glazing throughout, an alarm and a gas fired central heating system.

## ENTRANCE PORCH

A UPVC half glazed door leads into the entrance porch which has windows to the front and lounge, a tiled floor, ceiling light point and power.

## ENTRANCE HALL

The hallway fully glazed UPVC door gives access to the lounge, dining room, kitchen, utility room, bathroom, the three bedrooms, airing cupboard, and the loft which has a ladder, is part boarded and has lighting. There are three ceiling light points, a radiator and coving.

## LOUNGE

The lounge has windows to both the conservatory and porch; a feature gas flame fire with a marble hearth, surround and mantelpiece, two ceiling light points, two radiators and coving.

## KITCHEN

The spacious kitchen has a range of wooden base, display and wall units with under cupboard lighting and contrasting worktop. There is a gas hob with an extractor unit above, a double electric oven; fan assisted, one and a half bowl sink with mixer tap, dishwasher, space for under counter fridge and freezer, breakfast bar, window to the rear, a single radiator and ceiling light point.

## UTILITY ROOM

There is a Vaillant boiler, a larder unit, wall cupboard and base cupboard with contrasting worktop, sink with mixer tap, space for washing machine and tumble dryer, radiator, ceiling light point and half glazed UPVC door leading to the side.

## CLOAKROOM

The cloakroom has a back to the wall W.C. with concealed flush, a vanity wash hand basin with mixer tap and cupboard, a window to the side, a radiator and ceiling light point.

## DINING ROOM

The dining room has fully glazed UPVC French doors to the conservatory, a double radiator, ceiling light point and coving.

## CONSERVATORY

The wrap around conservatory has a vaulted glass roof with half brick wall, windows to all sides, double French doors to the patio and a ceiling light fan.

## BEDROOM ONE

The en-suite master bedroom has a bay window to the front, matching fitted wardrobes and units, a single radiator, ceiling light point and coving.

## EN-SUITE SHOWER ROOM

The fully tiled en suite has a thermostatically controlled power shower with a glass door, a vanity wash hand basin with mixer tap, back to the wall W.C. with concealed flush, extractor fan, window to the side, radiator, and ceiling light point.

## BEDROOM TWO

There are two windows to the front, matching fitted wardrobes and units, a single radiator, ceiling light point and coving.

## BEDROOM THREE

The third bedroom has a window to the side, a radiator, ceiling light point and coving.

## BATHROOM

The fully tiled bathroom has a bath with taps and thermostatically controlled power shower over and folding shower screen, back to the wall W.C. with concealed flush, an inset vanity wash hand basin with mixer tap and built in cupboards with contrasting worktop, ceiling light spots, radiator, extractor fan and a window to the side.

## AIRING CUPBOARD

This houses the hot water tank with immersion heater.

## GARAGE

Two electric roller shutter doors, a rear half glazed UPVC pedestrian door, light, power, pitched roof with storage space above. PIR lighting on front and rear.

## OUTSIDE

The front garden is laid mainly to lawn with borders and a gravel drive which leads to the entrance porch and double garage. The rear garden is private, has lawn with stepping stones, attractive and well tended, established borders with shrubs, patio, outside tap, archway leading to the lower garden and summer house which has light and power.

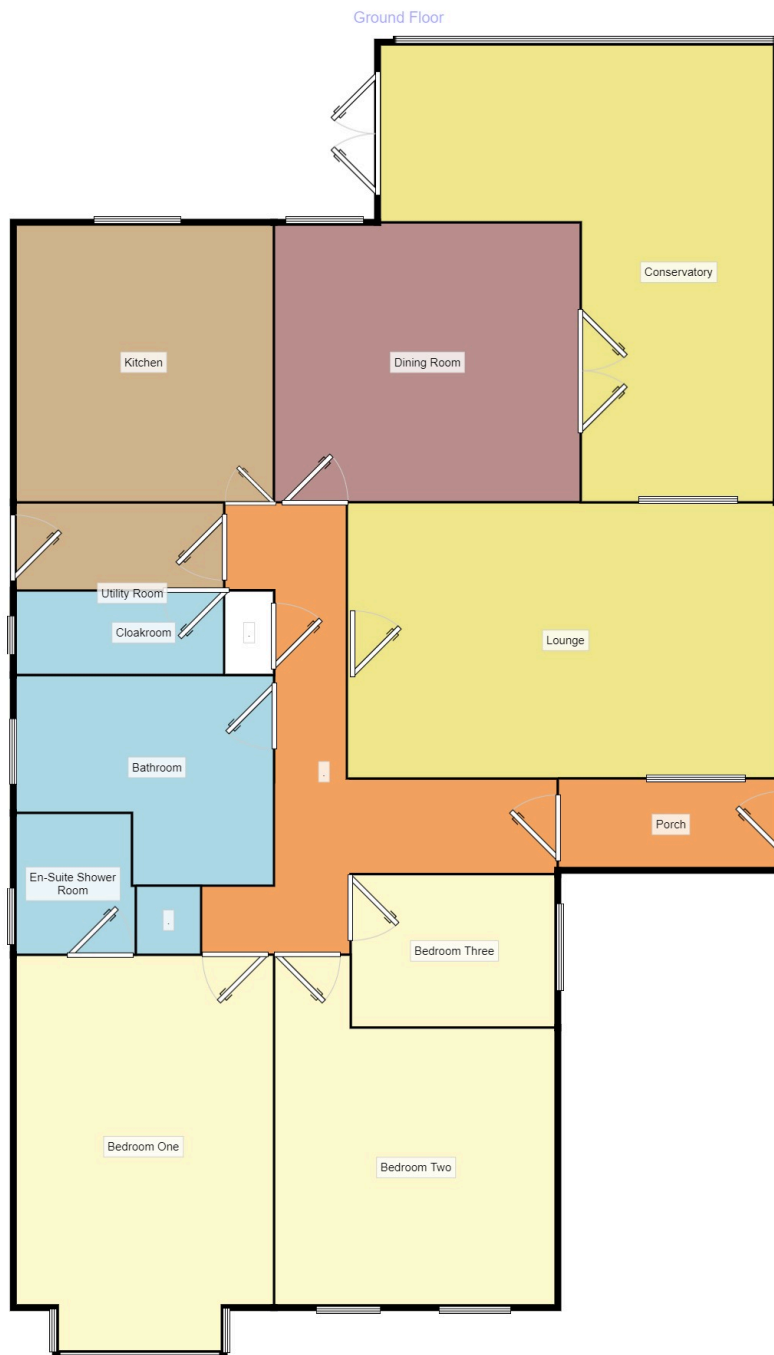
## FLOORPLAN

### DIMENSIONS

- Entrance Porch - 2.70m x 1.28m (8'10" x 4'2")
- Lounge - 5.69m x 3.61m (18'8" x 11'10")
- Kitchen - 3.18m x 3.08m (10'5" x 10'1")
- Utility Room - 2.36m x 1.60m (7'9" x 5'3")
- Cloakroom - 2.12m x 0.88m (6'11" x 2'11")
- Dining Room - 4.01m x 3.63m (maximum into door recess) (13'2" x 11'11" (maximum into door recess))
- Conservatory - 5.27m (Max) x 4.49m (Max) (17'4" (Max) x 14'9" (Max))
- Bedroom One - 4.60m x 3.38m (maximum into bay window) (15'1" x 11'1" (maximum into bay window))
- En-Suite Shower Room - 2.10m (max) x 1.53m (6'11" (max) x 5'0")
- Bedroom Two - 3.87m (max into door recess) x 3.68m (12'8" (max into door recess) x 12'1")
- Bedroom Three - 2.69m x 2.01m (8'10" x 6'7")
- Bathroom - 3.10m x 2.44m (maximum) (10'2" x 8'0" (maximum))
- Garage - 5.77m x 5.64m (18'11" x 18'6")







Measurements are approximate. Not to scale. For illustrative purposes only.

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\*Source: Hitwise Nov 2011.

\*\*Calls may be recorded and/or monitored for training and/or security purposes.



20 High Street, Sutton-On-Sea, Mablethorpe, Lincolnshire, LN12 2EX  
 tel: 01507 441066 \*\*  
 email: [sutton-on-sea@your-move.co.uk](mailto:sutton-on-sea@your-move.co.uk)  
[www.your-move.co.uk](http://www.your-move.co.uk) - The UK's most visited estate agency website\*

  
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