



CHOICE PROPERTIES

Estate Agents

Lindum House Sea Lane,
Sandilands, LN12 2RQ

Reduced To £365,000



Situated in the sought after coastal village of Sandilands and only a short walking distance from the beautiful sandy beach, Choice Properties are delighted to present to you this most spacious characterful detached 4 bedroom family home. With two reception rooms, large garage and spacious private gardens we highly recommend viewing this most charming property.

Located in a pleasant position and ideally located for the neighbouring coastal village of Sutton on Sea this most spacious home benefits from UPVC Double Glazing and Gas Central Heating and internally comprises:-

Entrance Hall

19'10" x 9'2"

With front access. Radiator. Power points. Dado rail. Door to large storage cupboard. Staircase to Landing. Rear access Door.

Cloakroom

2'7" x 4'10"

With push button flush w.c. and corner wash hand basin.

Kitchen/Diner

14'8" x 15'11"

With bespoke wall and base units with work surfaces over. Butler sink with mixer tap. Large range cooker included in the sale. Radiator. Power points. Access to Utility Area with Plumbing for automatic washing machine. Worcester Gas Boiler which supplies the central heating and hot water.

Living Room

13'11" x 12'7"

With attractive feature open fireplace. 2 Radiators. Power points. Double opening doors leading on to the spacious decked area.

Dining Room

13'11" x 13'1"

With attractive working open fireplace. 2 Radiators. Power points. Double opening doors leading on to a spacious decked area.

Landing

14'8" x 7'2"

Window to rear.

Bedroom 1

10'2" x 12'7"

With attractive feature bay window. Radiator. Power points. Door to the bathroom.

Family Bathroom/En-Suite

6'8" x 12'7"

This large bathroom is currently used as an en-suite by the current vendors but doorway could be accessed from the landing to re-configure into a family or jack and jill bathroom.

Bedroom 2

10'4" x 12'7"

With attractive feature bay window. Radiator. Power points. Wash hand basin.

Bedroom 3

10'4" x 10'4"

Radiator. Power points. Storage cupboard. Door to the en suite.

En-suite

9'1" x 2'6"

With shower cubicle, wash hand basin and low level flush w.c.

Bedroom 4

8'1" x 8'10"

Radiator. Power points.

Driveway

Garage

24'11" x 9'1"

Double door. Power and lighting.

Store Room

8'6" x 9'1"

Power and lighting.

Garden

This lovely home stands in private enclosed wrap around sunny gardens which feature a large decked area, sheltered patio and spacious lawn.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C - Amount payable for Council Tax Year 2022/23 £1,657.92

Viewing Arrangements

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

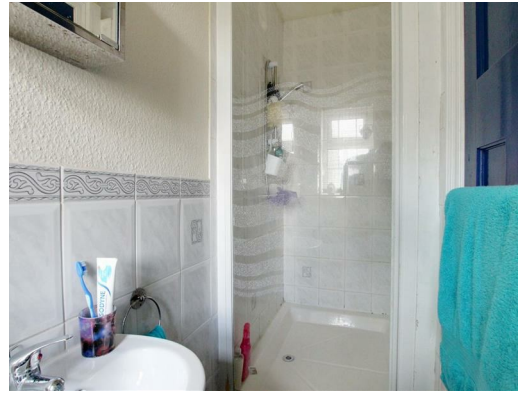
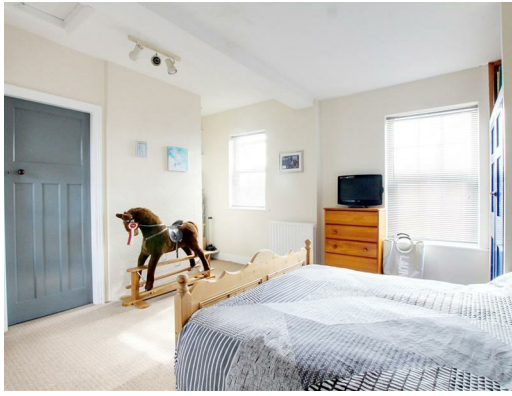
Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



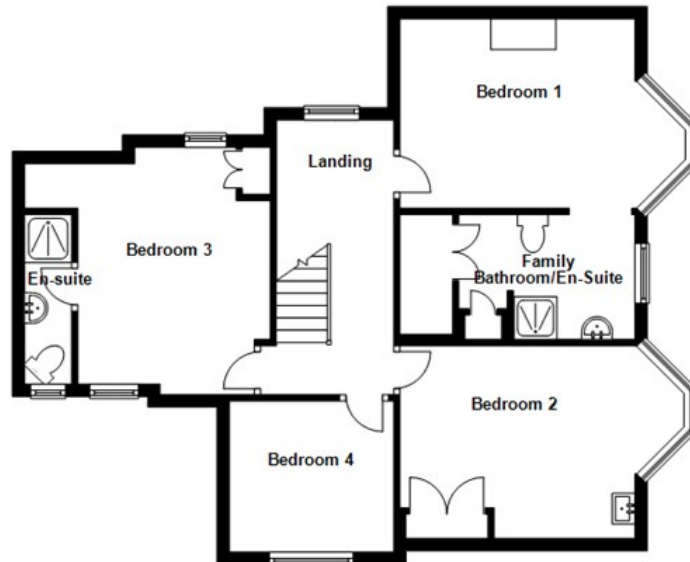




Ground Floor



First Floor



Directions

Please use the postcode LN12 2RQ to locate this home and you will find Lindm House on the corner of Grange Road, behind the private privet hedge.

