



# CHOICE PROPERTIES

*Estate Agents*

15 Walkington Way,  
Sandilands, LN12 2UD

Reduced To £315,000



Choice Properties are pleased to offer this spacious three bedroom (one en-suite) detached bungalow. This well maintained and spacious property is located on a sought after residential position with open views over farm land and convenient access to the beach.

The property has the benefit of Gas central heating and UPVC double glazing. The well laid out internal accommodation consists of :-

## **Front entrance door to:**

### **Entrance Hall**

23'9" x 5'4" to widest dimensions

Radiator. Access to the loft area with pull down ladder. Storage cupboard.

### **Lounge**

17'4" x 12'2"

Gas fire set in feature surround. 2 radiators. Wall and centre lighting. 'Nest' programmer and thermostat controls for the central heating.

### **Kitchen/Diner**

11'0" x 21'7"

Fitted wall and base units with work surfaces over. Sink unit and drainer with mixer taps. Plumbing for washing machine. Gas cooker point. Filter hood. Part tiled walls. Spot lighting. Radiator. Door to:

### **Conservatory**

12'0" x 11'4"

Glass roof conservatory with radiator and double opening 'French' doors leading out to the rear garden.

### **Bedroom 1**

8'10" x 13'0"

Fitted wardrobes and bedside cabinets with bridging unit over. Radiator. Door to:

### **En-suite**

5'3" x 5'7"

With three piece suite which consists of a shower enclosure plus w.c. and wash hand basin set in vanity unit. Fully tiled walls. Extractor fan. Chrome heated towel rail. Electric shaver point.

### **Bedroom 2**

12'0" x 10'0"

Radiator. Fitted bedroom cabinets.

### **Bedroom 3**

12'4" x 8'11"

Radiator. Fitted wardrobes.

### **Shower Room**

5'4" x 9'7"

With three piece suite which consists of a large shower enclosure with mixer shower, pedestal wash hand basin and w.c. Fully tiled walls. Chrome heated towel rail. Electric shaver point. Radiator. Extractor fan.

### **Driveway**

Block paved driveway.

### **Garage**

17'4" x 8'6"

With electric remote operated roller garage door. Power and lighting.

## **Gardens**

To the front of the property is a lawnerd garden with flower borders fronted by a timber fence. To the rear is also laid to lawn with a concrete patio and path. Timber shed. Greenhouse. Open views over farm land.

## **Tenure**

Freehold

## **Council Tax**

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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - D. Amount payable in 22/23 is £1.865.16

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. 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.

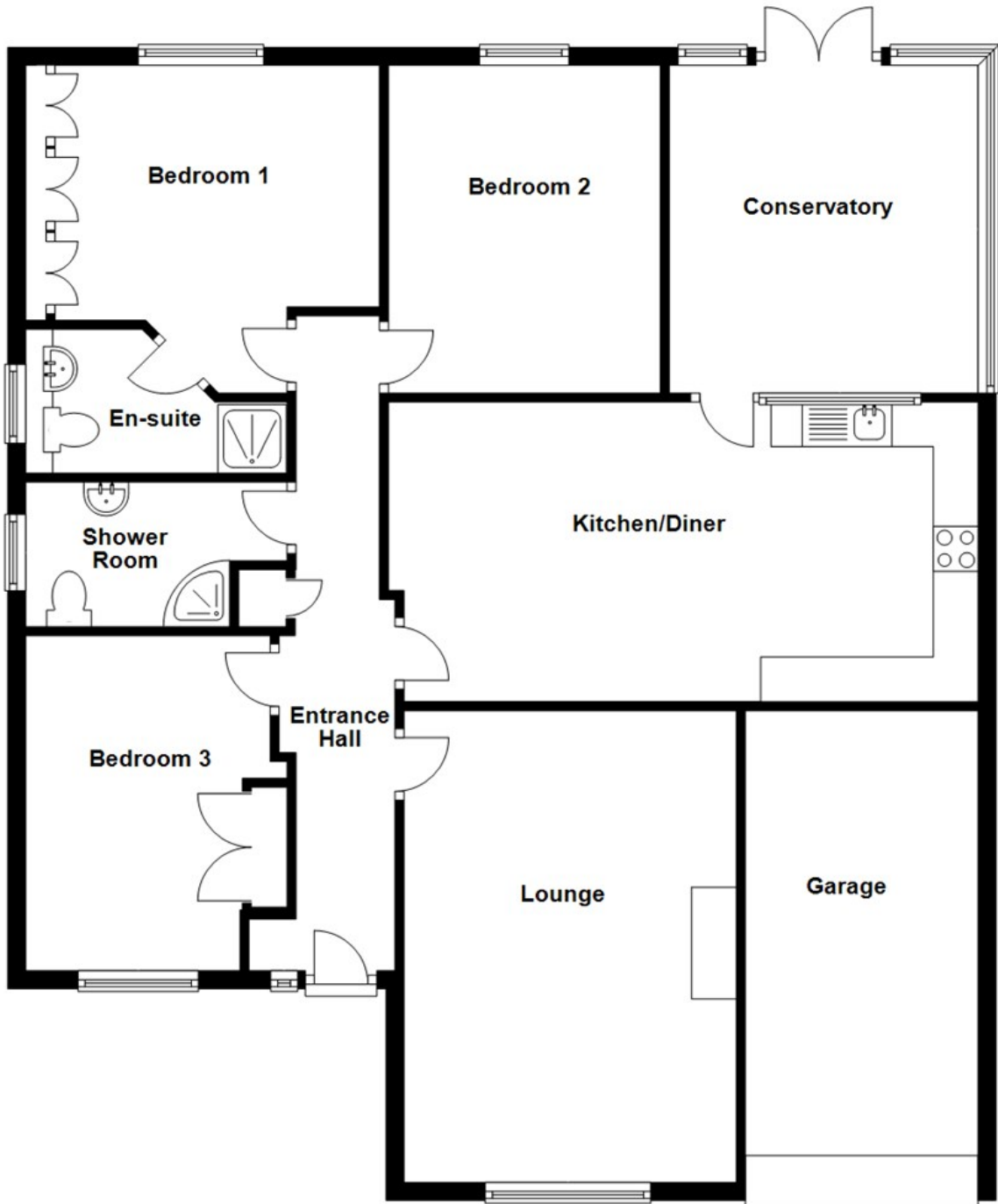








# Ground Floor





# Directions

From our Sutton office head right along the High Street. At the mini roundabout bear left on to Station Road and continue along towards Sandilands. After you have passed through Sutton on Sea and into Sandilands turn left onto Sea Lane. Follow along to the end of the road and bear right on to Roman Bank. Take your first right on to Walkington Way and number 15 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

