



CHOICE PROPERTIES

Estate Agents

47 Kipling Drive,
Sandilands, LN12 2RF

Reduced To £228,000



Choice Properties are delighted to offer for sale this spacious and immaculately presented three bedroom detached bungalow, situated in the most sought after and peaceful residential location, close to the beautiful beaches and neighbouring village of Sutton on Sea. The property further benefits from an attractive privately enclosed garden and driveway providing off road parking with garage. Early viewing is highly advised.

This well laid out and spacious internal accommodation has the benefit of UPVC double glazing and internally consists of:-

Entrance Hallway

Access to partly boarded loft. Electric heater.

Kitchen

15'0" x 8'11"

Fitted with a range of wall and base units with work surfaces over and breakfast bar. One and a half bowl sink unit with drainer and mixer tap. Airing cupboard housing the hot water cylinder which supplies the hot water. Electric heater. Partly tiled walls. Exterior door to outside.

Lounge

15'0" x 12'5"

Electric heater. Electric fireplace. T.V aerial point.

Bedroom 1

9'10" x 12'5"

Double bedroom. Electric heater.

Bedroom 2

12'3" x 8'11"

Double bedroom. Electric heater.

Bedroom 3

5'11" x 8'9"

Single bedroom.

Bathroom

4'2" x 8'11"

Fitted with a two piece suite comprising of panelled bath with shower over and wash hand basin with single taps.

Separate W.C

2'3" x 8'11"

W.C

Driveway

The bungalow is fronted by a large drive with space for multiple vehicles. There is gated access down the side of the property leading to the rear garden. There is also a small gate on the other side of the property accessing the rear garden.

Garage

Up and over door with power and lighting. Rear access door from garden.

Gardens

To the rear of the property you will find the most beautiful and well tended garden which is privately enclosed with timber fencing to the boundaries. The garden is mostly laid to lawn but also features a beautiful paved patio seating area, which is ideal for soaking up the sunshine. There is also attractive featured slate to the rear border with a variety of plants, trees and shrubbery.

NB

Modern electric heating was installed in 2017. Please note gas is piped to the property ready for connection.

Tenure

Freehold

Viewing Arrangements

Viewing by appointment through Choice Properties Sutton on 01507 443777.

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 - B

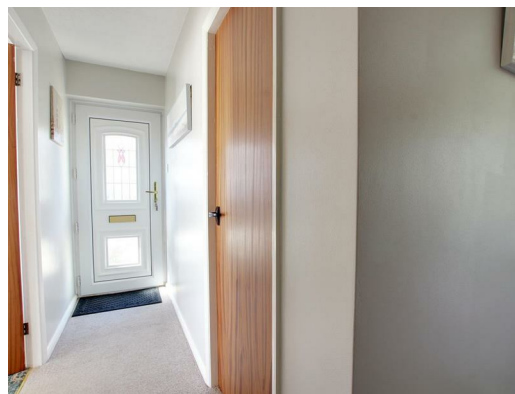
Making an offer

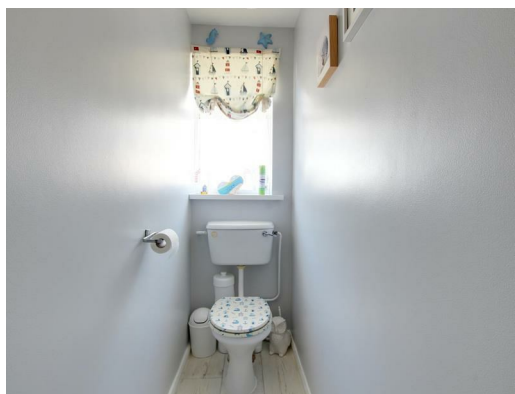
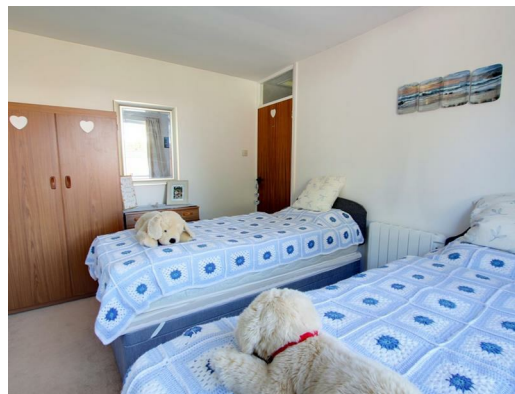
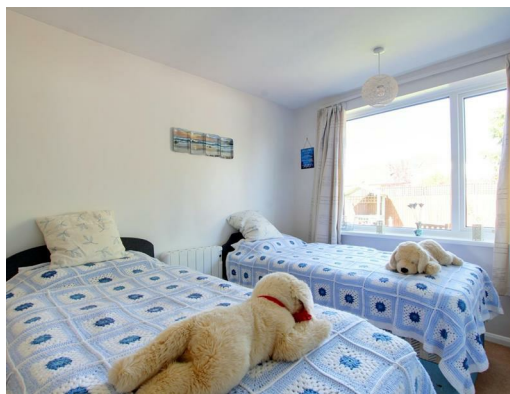
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

Website

All details also available on our website www.choiceproperties.co.uk

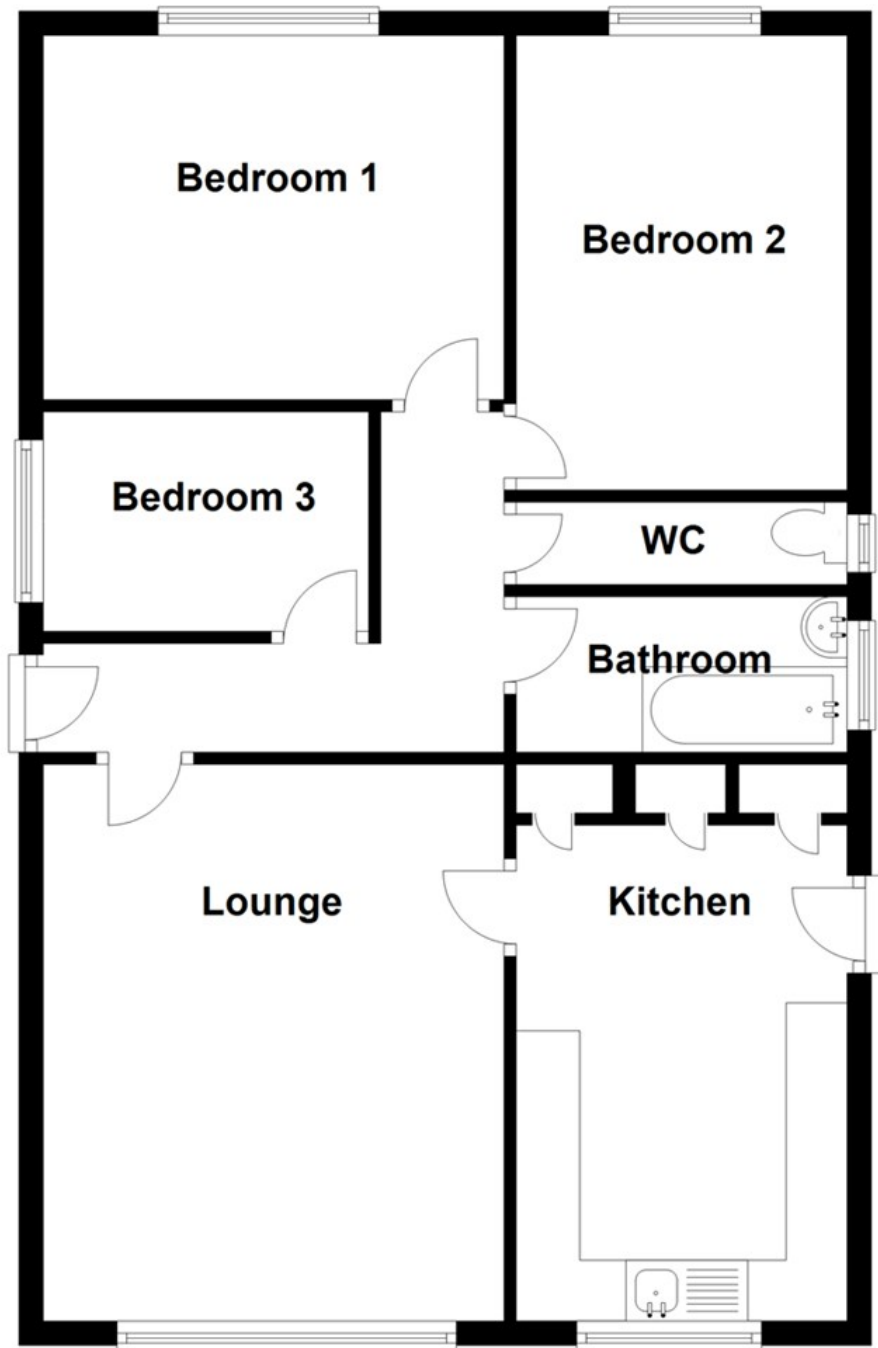
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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 office, head South on the A52 towards Skegness. After you have passed Sutton on Sea and into Sandilands turn left onto Sea Lane. Take the first turning on the left into Kipling Drive. Follow the road along and number 47 can be found a short distance on your left.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-60) D			(55-60) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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