



CHOICE PROPERTIES

Estate Agents

32 Walkington Way,
Sandilands, LN12 2UD

Reduced To £325,000



Choice Properties are pleased to offer this well presented and most spacious two bedroom (one en-suite) detached bungalow which is positioned on a larger than average plot with two driveways. This well maintained and spacious property is located in a sought after residential position with convenient access to the beach.

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

Front entrance door to:

Porch

4'10" x 4'7"

Door to:

Entrance Hall

14'6" x 6'5" to widest dimensions

Radiator. Cloaks cupboard. Programmer controls for the central heating. Access to the loft area.

Lounge

16'8" x 12'2" extending to 14'6" into bay

Box bay window. Radiator. Wall and centre lighting. Living flame effect gas fire set in feature surround. Double doors leading through to:

Dining Room

10'0" x 10'0"

Radiator. Centre lighting. Double opening doors leading out to the rear garden.

Kitchen

10'0" x 9'10"

Modern fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Integrated electric oven, microwave and gas hob with filter hood over. Integrated dishwasher and fridge/freezer. Tiled floor. Part tiled walls. Plinth heater. Door to:

Utility Room

5'0" x 8'11"

Plumbing for washing machine and tumble dryer. Radiator. Door leading out to the rear garden. Door to:

Study

7'10" x 8'11"

Originally the garage which has a stud wall separating the front section. Gas combination boiler which supplies the central heating and hot water.

Bedroom 1

12'2" x 11'6"

Radiator. Fitted wardrobes. Door to:

En-suite Shower Room

6'7" x 5'8"

With three piece white suite which consists of a large shower enclosure with mixer shower, w.c. and wash hand basin set in vanity unit. Radiator. Panelled walls.

Bedroom 2

9'3" x 12'10"

Radiator.

Bathroom

9'8" x 6'1"

Three piece white suite which consists of a walk in in bath with remote controlled bath seat and thermostatic mixer shower over, pedestal wash hand basin and w.c. Fitted storage cupboard. Radiator. Extractor fan. Fully panelled walls.

Driveways

To the front is a spacious block paved driveway leading to the garage. To the side is a wide driveway with double opening wrought iron gates leading to the rear which would be ideal for a caravan/motorhome.

Garage

9'0" x 8'11"

Remote operated roller garage door. Power and lighting. (Please note that the garage is shorter as a stud partition wall had been added to create the study space).

Gardens

The property sits on a larger than average plot and to the front of the property the garden has been block paved for ease of maintenance. To the rear is a spacious privately enclosed garden which is laid to lawn with a paved patio area and bordered by hedging. Timber shed.

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 D

Tenure

Freehold

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.

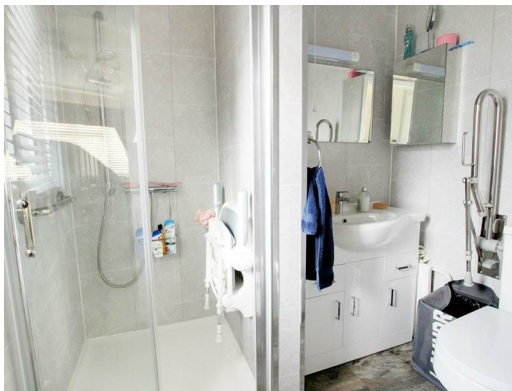
Saturday 9.00 a.m. to 3.00 p.m.

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.

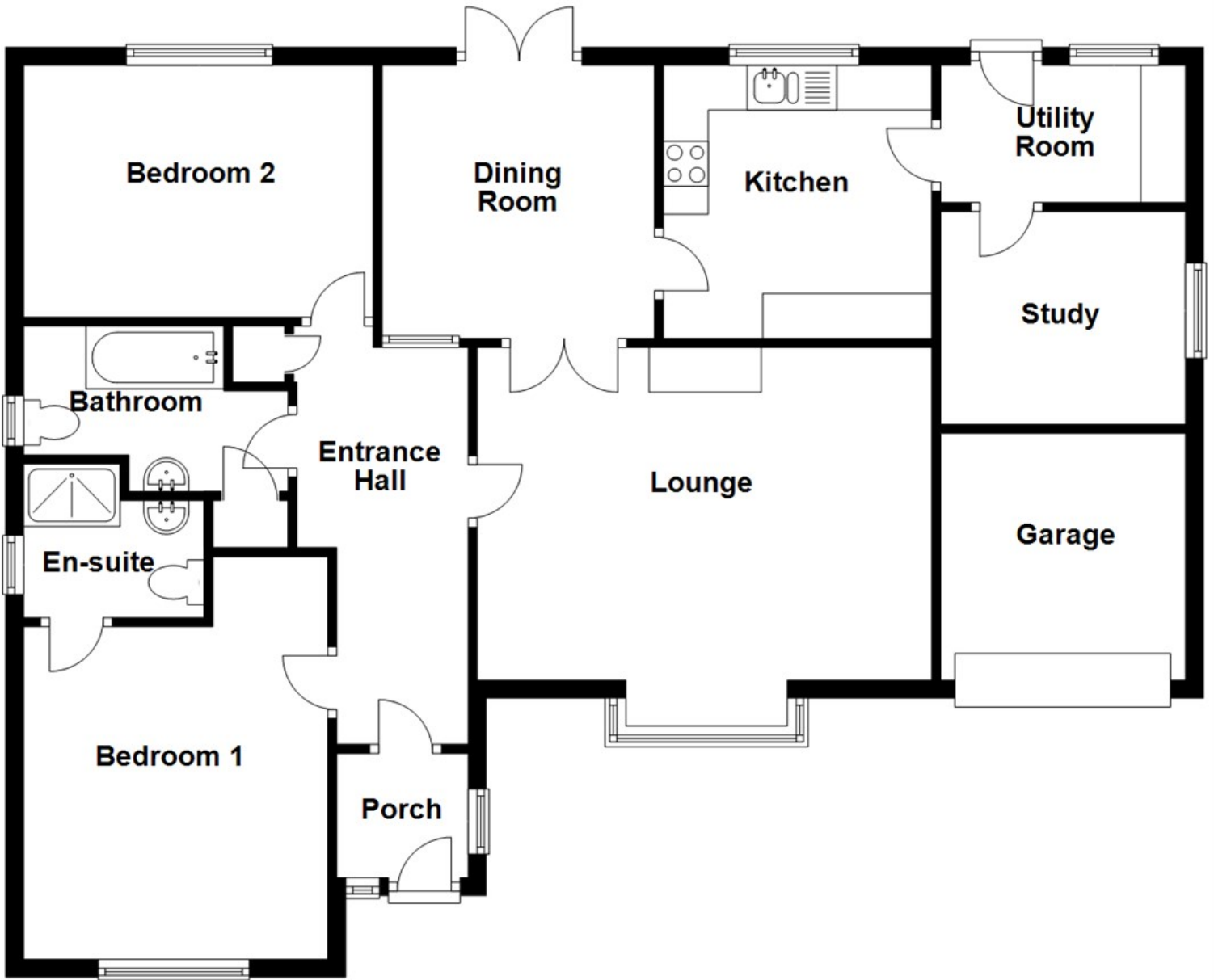
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

