



# CHOICE PROPERTIES

*Estate Agents*

3 Masefield Drive,  
Sandilands, LN12 2SF

Reduced To £319,000



We offer for sale this spacious, modern detached three bedroom bungalow, offering immaculate accommodation in this sought after residential location. It is situated in a pleasant position in the village of Sandilands, close to the beach and neighbouring village of Sutton on Sea.

The property has the benefit of Gas Fired Central Heating and UPVC Double Glazed windows and doors. The immaculate and well presented, spacious internal accommodation, consists of:

## **Front entrance door to:**

### **Porch**

With door to:

### **Entrance Hall**

12' x 12'

Built in storage cupboard. Airing cupboard housing lagged hot water cylinder. Radiator. Single power point. Loft access. Thermostat control for the central heating.

### **Lounge**

21'0" x 12'10"

Bow window to front elevation. Sliding patio doors opening on to the rear garden. Feature fireplace with gas fire. Centre lighting. 4 Double power points. T.V. aerial point. Telephone point. Radiator.

### **Kitchen**

14'0" x 10'8"

Fitted wall and base units with work surfaces over. One-and-half bowl stainless steel sink unit and drainer with mixer tap. Included in the sale are the washing machine, fridge and gas cooker. Gas & electric cooker points and filter hood. Recessed spot lighting. Radiator. Part tiled walls. 3 Double & 3 single power points. Plumbing for washing machine. 'Marathon' gas fired boiler which supplies the central heating and hot water. Programmer controls. UPVC door to the rear garden.

### **Bedroom 1**

14'0" x 9'10"

Measurement includes the ranged of fitted wardrobes and drawer unit. Radiator. Wall & centre lighting. 4 Double power points.

### **Bedroom 2**

10'8" x 11'8"

Measurement includes the fitted wardrobes with sliding mirrored doors. Radiator. 2 Double power points.

### **Bedroom 3**

10'8" x 8'10"

Measurement includes the fitted wardrobes. Radiator. 2 Double power points. Telephone point.

### **Bathroom**

8'9" x 8'5"

Four piece bathroom suite comprising of panelled bath, shower cubicle with 'Mira Sport' electric shower, low level flush w.c. and hand basin set in vanity unit. Fully tiled walls. Radiator.

### **WC**

With low level flush w.c. and hand basin. Radiator. Fully tiled walls.

### **Driveway**

Spacious block paved driveway providing ample parking for a number of vehicles.

### **Garage**

21'0" x 11'7"

With Up & over door. Rear access door. Power & lighting. Electric trip box.

## **Gardens**

To the front of the property is a well maintained lawned garden, edged at the corners, with well established plants and shrubs. To the side of the property is gated access to the privately enclosed rear garden. This has a lawned area that leads to a paved patio area along with gravelled sections for ease of maintenance. There is also a timber summerhouse, to the side a further gravelled area leads to a timber garden shed. Cold water tap. External lighting.

## **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

## **Opening Hours**

Monday - Friday: 9:00am - 5:00pm  
Saturday: 9.00am - 3.00pm

## **Viewing arrangements**

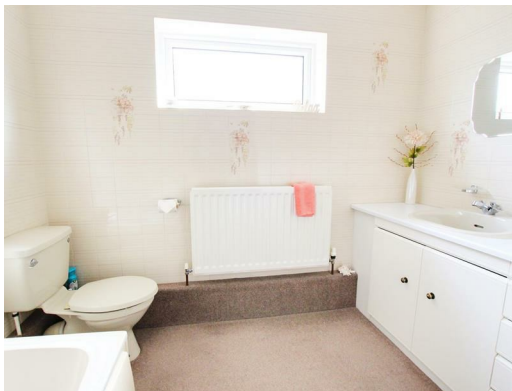
Viewing by appointment through Choice Properties on 01507 443777.

## **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.

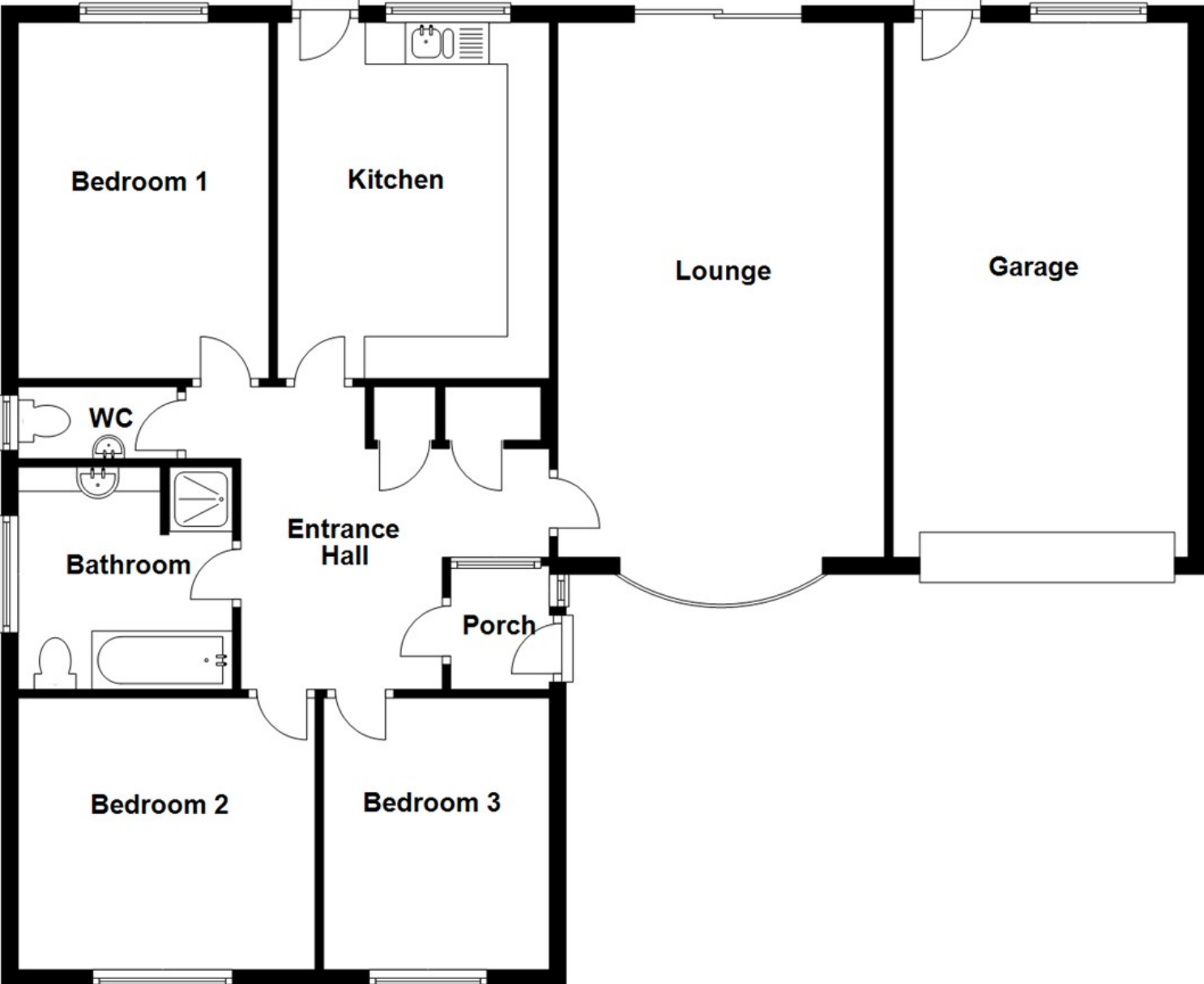
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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 Sutton on Sea head South on the A52 into Sandilands and turn left onto Sea Lane. Take your first left on to Kipling Drive and Masefield Drive is the first turning on your left hand side. Number 3 can be found a short distance along on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			55
(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	

