



CHOICE PROPERTIES

Estate Agents

5 Kipling Drive,
Sandilands, LN12 2RF

Reduced To £269,500



It is a pleasure for Choice Properties to bring to the market this three bedroom detached bungalow, situated in the most sought after and peaceful location. The property has undergone refurbishment by the current sellers and has the added benefit of driveway with garage and a generously sized garden to the rear. Viewing is most highly advised.

Hallway

4'1" x 12'8"

L-shaped hallway with loft access.

Reception Room

15'1" x 12'8"

Bay window to front aspect providing ample lighting, TV Aerial point, door to the side aspect leading into:-

Kitchen

13'1" x 8'11"

Fitted with a modern range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, four ring electric hob with stainless steel extractor over, integral double cooker, space for fridge/freezer, plumbing for a washing machine, three built in storage cupboards - one housing the wall mounted boiler and consumer unit, pedestrian door to the side aspect leading to the rear garden.

Conservatory

10'3" x 9'0"

Bedroom 1

13'3" x 8'11"

Spacious double bedroom overlooking views of the garden.

Bedroom 2

9'8" x 12'8"

Spacious double bedroom, sliding patio doors leading into the conservatory, overlooks views of the garden.

Bedroom 3

7'2" x 8'11"

Single bedroom/office space.

Bathroom

6'4" x 9'2"

Fitted with a three piece suite comprising panelled corner bath with electric shower over and further shower attachment with mixer taps, pedestal wash hand basin with single taps, close coupled wc, tiled walls and flooring.

Driveway & Carport

Paved driveway providing of road parking.

Garage

With up and over door, power and lighting, pedestrian door to the side aspect leading into the rear garden.

Garden

The property is fronted with a laid to lawn garden and features a variety of plants, trees and shrubbery to the borders. To the rear of the property you will find a privately enclosed garden with an abundance of plants and trees throughout and secured with timber fencing to the boundaries. There is a timber summerhouse located at the bottom of the garden and the garage can also be accessed via the rear garden. A timber gate to the side provides access to the front of the property.

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.

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

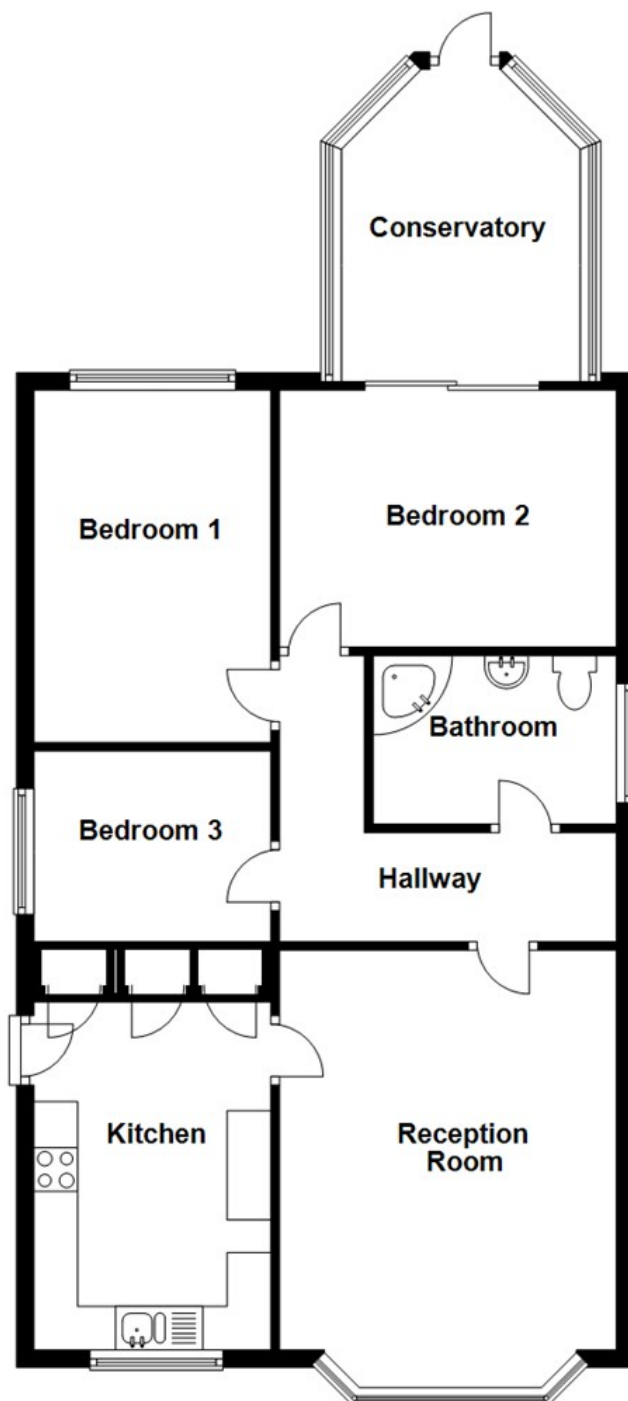
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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-on-Sea office head South on the A52 towards Skegness. After you have passed through Sutton on Sea and into Sandilands turn left onto Sea Lane. Take the first turning on the left into Kipling Drive.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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	

