



CHOICE PROPERTIES

Estate Agents

9 Walkington Way,
Sandilands, LN12 2UD

Reduced To £305,000



Welcome to Walkington Way, Sandilands - a charming detached bungalow that offers the perfect blend of modern comfort and serene surroundings. This delightful property boasts three bedrooms, ideal for a growing family or those in need of extra space. With two bathrooms, mornings will be a breeze in this beautifully modernised home.

As you step inside, you'll be greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The large conservatory is a standout feature, providing a tranquil space to enjoy the open views to the rear of the property.

One of the highlights of this bungalow is its proximity to nature, with a nature reserve just a stone's throw away. Imagine starting your day with a peaceful stroll or enjoying a picnic surrounded by the beauty of the outdoors. And for those who love the sea, the beach is also close by, offering endless opportunities for seaside adventures.

Parking will never be an issue with space for three vehicles, ensuring convenience for you and your guests. Whether you're a nature lover, beach enthusiast, or simply seeking a modernised retreat, this property ticks all the boxes. Don't miss out on the chance to make this wonderful bungalow your new home.

Offering generously proportioned room sizes and a high quality finish throughout, this modern and tasteful accommodation comprises:

Hallway

6'5" x 20'10"

Front uPVC door leading into the hallway, which features a built in airing cupboard housing the hot water cylinder, access to the loft which is partly boarded with lighting, the 'Hive' thermostat, inset spot lighting, a telephone point and doors leading to:

Kitchen/Dining Room

12'8" x 17'1"

Stylish kitchen/dining room fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, space for a freestanding gas cooker with a stainless steel extractor hood over, space for a slimline dishwasher, plumbing for a washing machine, space for a freestanding fridge/freezer, tiled flooring, ample space for a dining table, part tiling to the walls, newly installed uPVC stable door through to the conservatory and inset spot lighting.

Conservatory

9'1" x 16'5"

Spacious conservatory featuring triple aspect windows, double opening 'French' doors to the garden, glass apex roof, tiled flooring, radiator and a beautiful open view across the fields to the rear. The conservatory benefits from only being five years old, having on been built/added to the property in 2018.

Reception Room

14'8" x 11'1"

Light and airy reception room with a large window to front aspect, gas fire; which was only installed in 2018, set in a marble effect surround with a wooden mantle and a TV aerial.

Bedroom 1

12'8" x 10'4"

Spacious double bedroom with a telephone point and a door to the en-suite shower room.

En-suite Shower Room

5'2" x 5'10"

Stylish en-suite shower room fitted with a three piece suite comprising a tiled shower cubicle with an electric 'Mira Sport' shower over, square hand wash basin with mixer tap; built into vanity and a WC with dual flush button, tiled walls, inset spot lighting and an extractor.

Bedroom 2

6'7" x 9'11"

Double bedroom with a TV aerial and three built in single wardrobes with mirrored doors.

Bedroom 3

10'6" x 6'11"

Small double bedroom with a TV aerial and three built in single wardrobe with mirrored doors.

Bathroom

6'0" x 5'10"

Fitted with a three piece suite comprising a double ended bath tub with mixer tap and shower attachment, square hand wash basin with mixer tap; built into vanity and a WC with dual flush button, tiled walls, inset spot lighting and an extractor.

Driveway

Block paved driveway providing off road parking for numerous cars.

Garage

17'4" x 7'9"

The garage is fitted with power and lighting and houses the wall mounted consumer unit - fitted in 2021, and the wall mounted condensing 'Worcester' boiler, which was fitted in January 2021. Please note the garage is currently fitted with an up and over door but will be changed to an electric roller door in October 2023.

Garden

To the rear of the property you will find a privately enclosed garden, mostly laid to lawn with timber fencing to the boundaries. The rear garden also features a paved footpath and a useful timber shed and to the rear of the garden, you can enjoy fantastic open views over the field, to which the property backs on to.

Tenure

Freehold.

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 C.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening hours

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

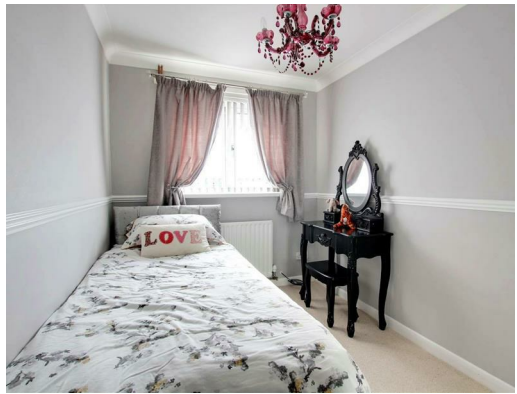
Making an offer

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.

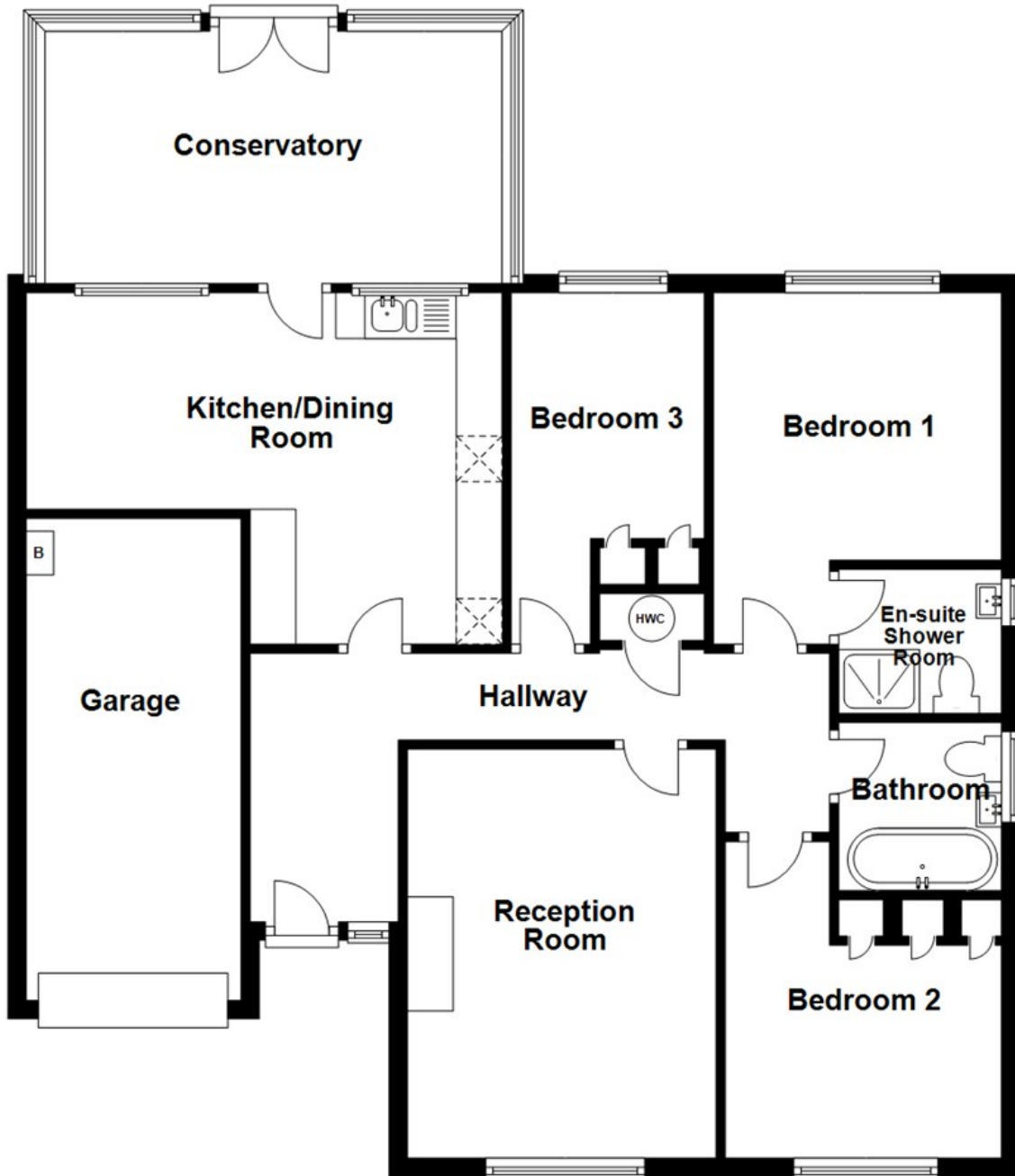






Ground Floor

Approx. 106.8 sq. metres (1149.8 sq. feet)



Total area: approx. 106.8 sq. metres (1149.8 sq. feet)

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 9 can be found on your left hand side.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-60) D | | 67 | 70 |
| (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 | | | |
| (55-60) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

