



CHOICE PROPERTIES

Estate Agents

10 Rudyard Close,
Sandilands, LN12 2RG

Price £275,000



Choice Properties are delighted to offer for sale this most spacious and immaculately presented two bedroom detached bungalow, located in a quiet residential position in the sought after village of Sandilands and only a short walk from the local amenities and beautiful beaches. The property further benefits from spacious double driveway to the front and a privately enclosed garden. Early viewing is highly advised.

Offering generously proportioned rooms throughout and a flexible layout, the abundantly light and beautifully maintained accommodation comprises:-

Porch

5'1" x 3'3"

uPVC front entrance door. Opening into:-

Entrance Hall

Open plan with Kitchen. Built in storage cupboard. Loft access. Radiator.

Kitchen

9'10" x 9'11"

Fitted with a modern range of wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap over, plumbing and space for a washing machine and dishwasher, space for freestanding fridge/freezer, integral 'Hotpoint' oven and four ring gas hob with extractor hood over. Part tiled walls. Built in storage cupboard.

Reception Room

13'11" x 6'7"

Spacious reception room. TV aerial point. Radiator. Sliding doors to conservatory.

Conservatory

9'5" x 11'6"

With pitched polycarbonate roof. Tiled flooring. Double opening 'French' style patio doors to the rear garden.

Bedroom 1

17'7" x 13'0"

Spacious double bedroom. Feature fireplace surround. Angled bay window to the front aspect. TV aerial point and telephone point. Radiator.

Bedroom 2

10'11" x 9'11"

Spacious double bedroom. Built in wardrobe with sliding door. Radiator.

Bathroom

6'2" x 6'5"

Fitted with white three piece bathroom suite comprising panelled bath tub with taps and mains fed shower over, dual flush wc and hand wash basin set in vanity unit. Part tiled walls.

Driveway

Paved double driveway providing off road parking for multiple vehicles, including a caravan/motorhome.

Garage

With up and over door, power and lighting.

Workshop

Brick built, insulated with an electric supply, meaning it has the potential to be converted into a remote bedroom. Can be accessed via a door in the garage or through pedestrian door to the rear aspect from the garden.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is paved and laid to gravel for ease of maintenance and can be accessed through a timber gate from the driveway.

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 B.

Viewing arrangements

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening hours

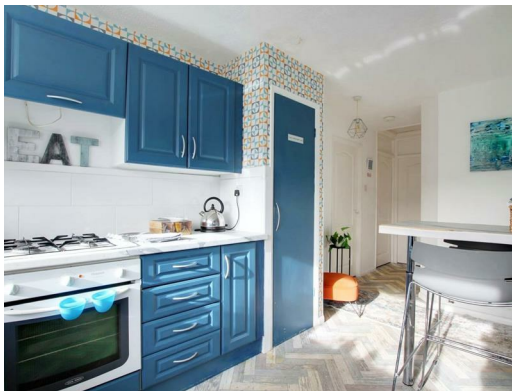
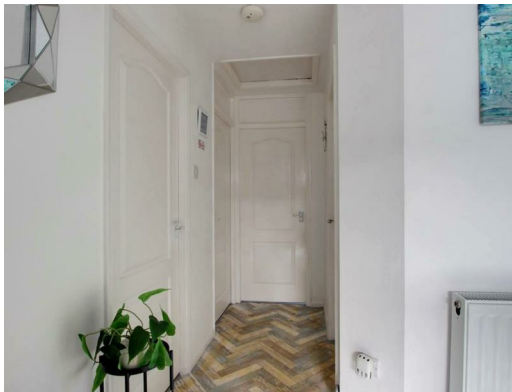
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

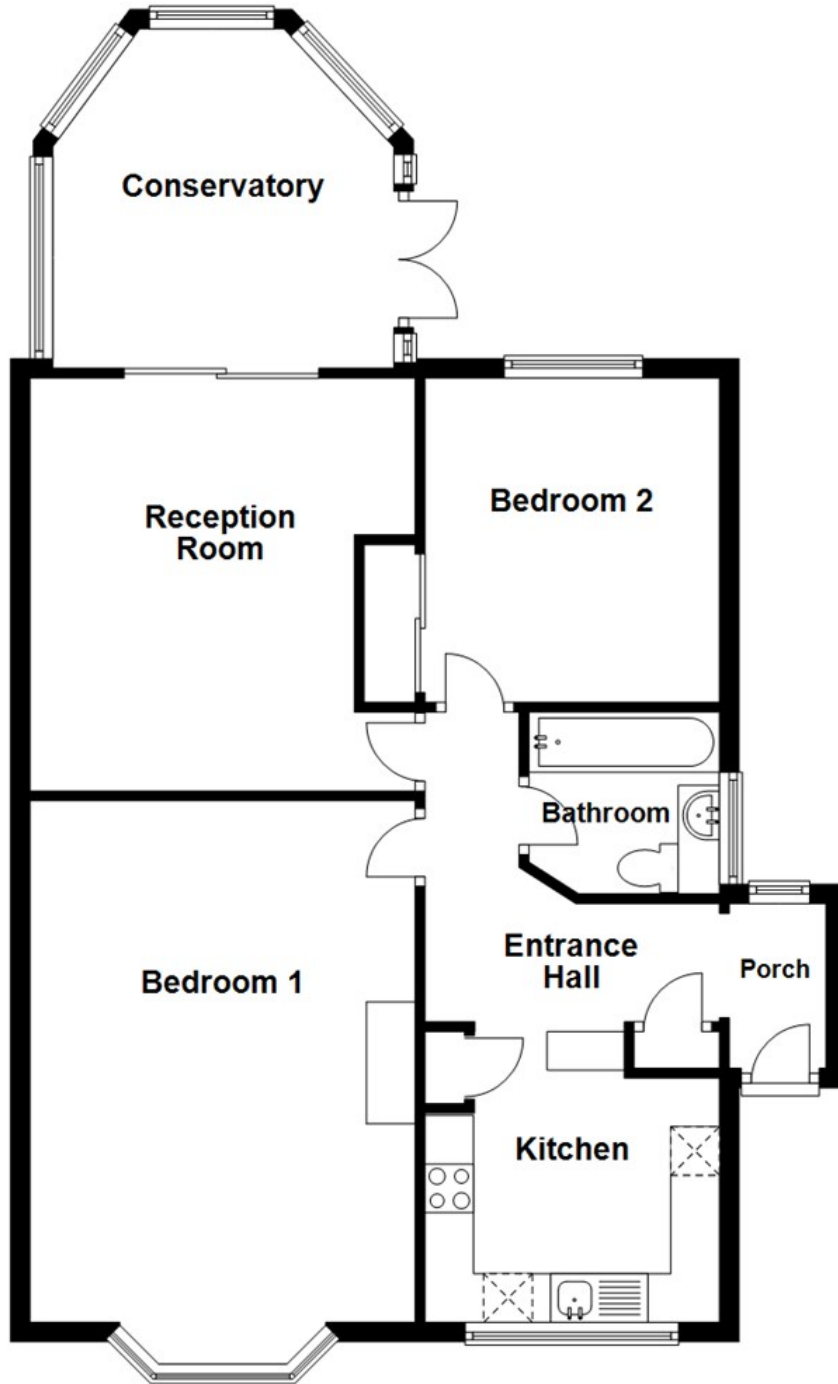
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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 office head South on the A52 towards Skegness. After you have passed Sutton on Sea and into Sandilands turn left onto Sea Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			63
(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	

