



CHOICE PROPERTIES

Estate Agents

21 Walkington Way,
Sandilands, LN12 2UD

Reduced To £299,950



****Reduced from £310,000 to £299,950 by motivated seller**** It is a pleasure for Choice Properties to bring to the market this beautifully presented three bedroom (one en-suite) detached bungalow, situated in the most sought after position within Sandilands. The property further benefits from a driveway and garage plus well tended gardens with open views to the rear. Viewing is highly recommended.

The property has the benefit of Gas central heating and UPVC double glazed windows and doors. Internally the spacious well presented accommodation consists of:

Front entrance door to:

Entrance Lobby

Door to:

Hallway

2 Radiators. Loft access. 2 storage cupboards. Smoke alarm.

Living Room

17'8" x 12'9"

Box bay window. Electric fire set in feature surround. Radiator. Wall and centre lighting. Opening leading through to:

Dining Room

9'10" x 10'9"

Radiator. Double doors leading out to the rear garden. Door to the Kitchen.

Kitchen

16'5" x 9'6"

Fitted wall and base units with work surfaces over. Ceramic sink and drainer with mixer taps. Part tiled walls. Radiator. Fitted storage cupboard. Door to:

Utility Room

7'4" x 7'6"

Fitted wall units and work surfaces. Plumbing for washing machine and dishwasher. Extractor fan. Gas combination boiler which supplies the central heating and hot water. Door leading out to the rear garden.

Cloakroom W.C.

With w.c. and wash hand basin.

Bedroom 1

13'0" x 11'4"

Radiator. Door to:

En-suite

Shower enclosure with mixer shower, wash hand basin and w.c. Half tiled walls. Radiator. Extractor fan.

Bedroom 2

12'4" x 11'3"

Radiator.

Bedroom 3

10'8" x 7'6"

Radiator.

Shower Room

Large shower enclosure with mixer shower, wash hand basin and w.c Fully tiled walls. Heated towel rail. Extractor fan.

Driveway

Garage

17'4" x 11'4"

Up and over garage door. Personal side door. Power and lighting.

Gardens

To the front of the property a low maintenance garden with slate chippings and paving. To the side is gated access to the rear garden which has an artificial lawn and paved patio. Summerhouse. Timber shed.

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 D

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.

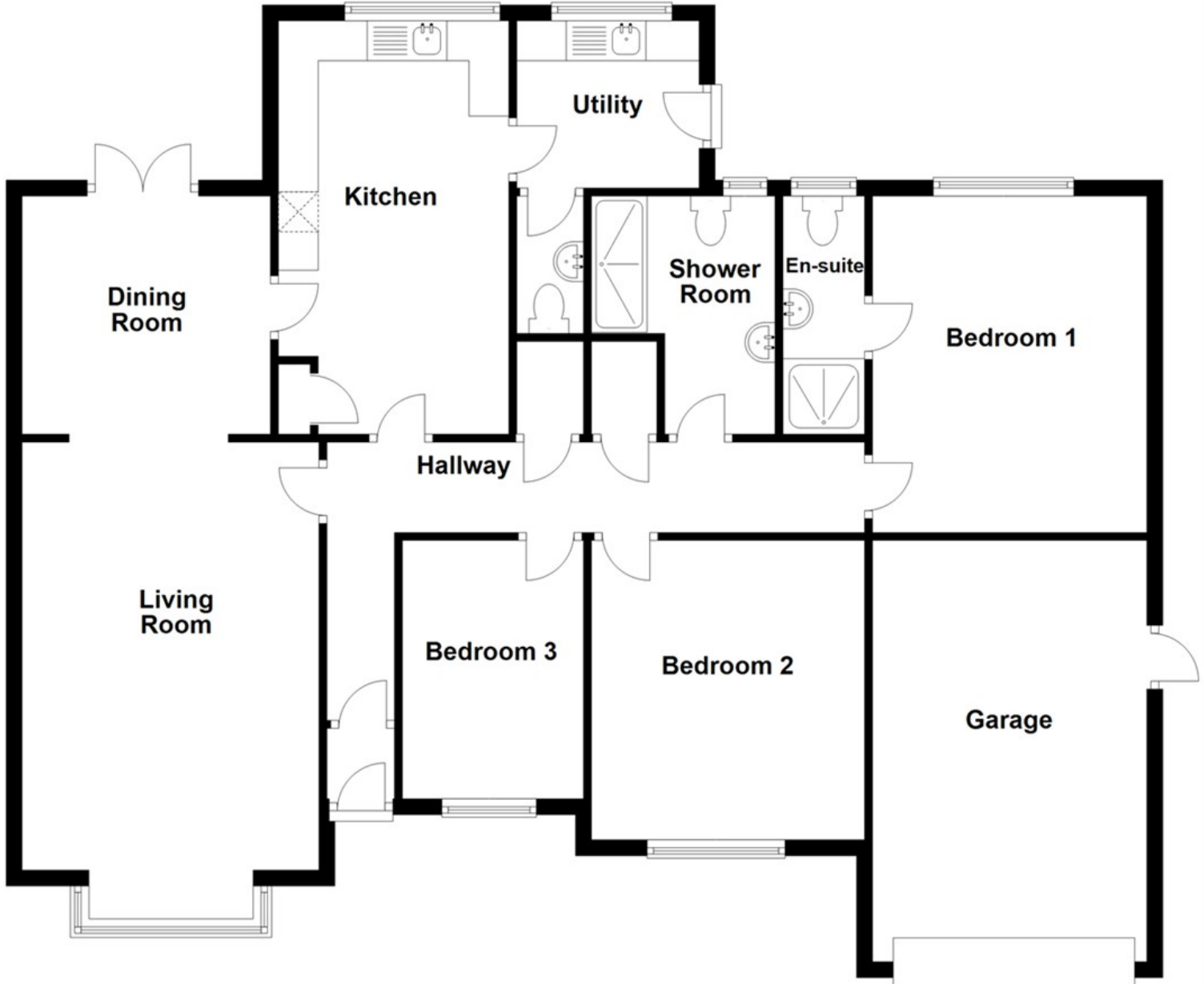
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 130.7 sq. metres (1407.1 sq. feet)



Total area: approx. 130.7 sq. metres (1407.1 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 21 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

