



CHOICE PROPERTIES

Estate Agents

59 Kipling Drive,
Sandilands, LN12 2RF

Reduced To £325,000



****REDUCED BY MOTIVATED SELLER** **VACANT POSSESSION**** Welcome to this charming detached bungalow on Kipling Drive in the picturesque and sought after location of Sandilands! This lovely property boasts a spacious and well-presented interior, featuring a recently installed kitchen that is sure to impress.

One of the standout features of this property is the large driveway, providing parking for several vehicles - ideal for those with multiple cars or even a caravan or motorhome. The large well-maintained gardens surrounding the property offer a tranquil retreat, perfect for enjoying the outdoors or entertaining guests.

Situated a short walk to the beach and nature reserve, this bungalow offers the opportunity for seaside living, allowing you to enjoy leisurely strolls along the coast whenever you please.

If you are looking for a peaceful retreat with ample parking space and a beautifully presented interior, this detached bungalow on Kipling Drive is the perfect place to call home. Don't miss out on the opportunity to own a piece of paradise in Sandilands!

The property has the benefit of gas central heating and UPVC double glazing. Internally the spacious, bright and well presented accommodation consists of:-

Front entrance door to:

Hallway

4'6" x 26'10" extending to 10'10" x 6'10"

Spacious entrance hallway with two storage cupboards plus a large airing cupboard housing the hot water cylinder. 2 radiators. Two windows to the front creating a light and airy space.

Kitchen

13'3" x 9'9"

Recently fitted (Aug 2023) and well laid out modern kitchen with a range of wall and base units with work surfaces over and glazed display cabinet. Integrated dishwasher, 'Neff' double oven, and fridge-freezer. Five ring gas hob with extractor hood over. White ceramic 1.5 bowl sink unit with drainer and mixer taps. Large fitted pantry cupboard. Concealed lighting. Open plan leading through to:

Sun Room

10'9" x 22'0"

Complete with UPVC windows and double doors leading out to the patio and gardens.

Reception Room

17'2" x 11'11"

Spacious light reception room with large bow window to front aspect and large sliding patio doors creating a through way to the Sun Room/Kitchen. Electric fire set in feature marble surround. TV aerial point. Radiator. Power points.

Bedroom 1

12'4" x 11'0"

Double bedroom. Fitted wardrobes with sliding mirror doors. UPVC window. Radiator.

Bedroom 2

10'7" x 9'8"

With UPVC window to rear overlooking the garden. Radiator.

Shower Room

5'11" x 7'0"

With three piece suite which consists of a corner walk-in shower. Wash hand basin with mixer taps set in vanity unit. W.C. with push button flush.

Utility Room

15'9" x 10'7"

Fully insulated and waterproofed allowing it to be a potential third bedroom. Plumbing for washing machine. Stainless steel sink with drainer and mixer tap. Gas boiler which supplies the central heating and hot water.

Driveway

Spacious block paved driveway providing ample parking for several vehicles. Double gates leading leading through to the side garden.

Gardens

The property is positioned on a large plot and boasts two sizeable and privately enclosed gardens displaying an array of beautiful plants and flowers. There is also a patio area both to the rear and the side of the property. Also featured is a partially paved footpath leading to a summer house and a greenhouse at the rear of the garden. External power points and water tap. Gated access from either side of the property to the rear.

Large metal shed measuring 12' x 10' is to be included.

Summerhouse with area behind ideal for a vegetable garden.

The side garden has double gates providing access for caravan/motorhome storage.

Tenure

Freehold

Council tax band

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, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an offer

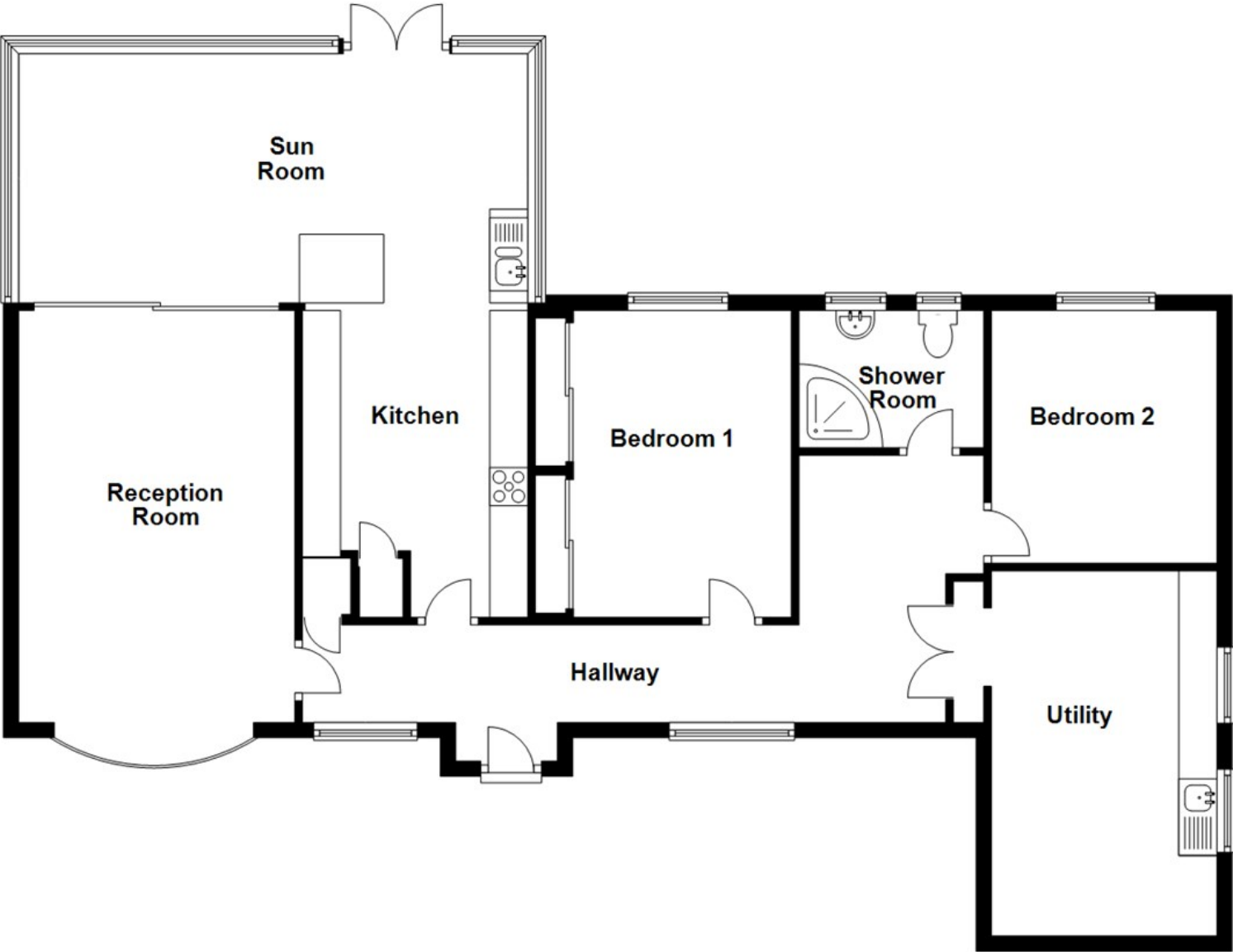
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

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Ground Floor



Directions

From our Sutton-on-sea office head west along the high street and take the first exit at the roundabout. Continue on this road for 1 mile and turn left onto Sea Road. Your first left is Kipling drive and the property can be found on your left.

