



# CHOICE PROPERTIES

*Estate Agents*

Oak Lodge Sandilands Close,  
Sandilands, LN12 2SB

Price £375,000



Situated in the seaside village of Sandilands, this detached bungalow offers a delightful living experience. Boasting three double bedrooms, a large reception room, and a modern kitchen, this capacious property is well-portioned, providing ample space for all your needs. With its prime location and generous layout, this property is sure to capture the hearts of those seeking a comfortable and spacious home with a more relaxing pace of life.

With the additional benefit of UVPC double glazing, gas central heating, and internal oak doors throughout, the most spacious living accommodation comprises:-

### **Side entrance door to:**

#### **Entrance Hallway**

Two sizeable storage cupboards, one housing the consumer unit and alarm system unit, the other housing the gas boiler and hot water tank. Loft access to fully boarded loft with pull down ladder. Internal doors to all rooms. Radiator. Telephone point. Power Points.

#### **Reception Room**

19'9" x 14'8"

with a feature gas fireplace. Sliding UVPC door to garden and decking area. Bow window to side aspect. Radiator. Tv aerial point. Power point.

#### **Kitchen/Diner**

20'6" x 11'

Fitted with wall and base units with worksurfaces over. Ceramic 1 bowl 'Carron' sink with drainer and mixer tap. Two integral ovens. Integrated washing machine. Four ring electric hob with extractor over. Wine chiller. Pull out larder. Tv aerial point. UVPC sliding door to garden.

#### **Bedroom 1**

15'10" x 9'10"

UVPC window. Radiator. Power Points. Door to:-

#### **Ensuite**

9'11" x 3'11"

Three piece suite consisting of push flush w.c., wall mounted wash hand basin with single taps and tiled splash back, and electric corner shower. Part tiled. Spotlights. Electric shaver points. Radiator.

#### **Bedroom 2**

14'6" x 10'2"

UVPC window. Radiator. Power Point.

#### **Bedroom 3**

13'3" x 9'9"

UVPC window to front aspect. Feature side window. Tv aerial point. Telephone point. Power points. Radiator. Currently being used as a games/recreation room.

#### **Bathroom**

12'9" x 6'1"

Three piece suite comprising bath with waterfall mixer tap, pedestal wash hand basin with waterfall mixer tap, and push flush w.c. Chrome heated towel rail. Upright storage unit with mirror over. Tiled floor. Part tiled walls. electric shaver point. UVPC window.

#### **Garage**

20'2" x 10'2"

Large single garage with space for one vehicle. Fitted with power and strip lighting. Up and over garage door.

## **Gardens**

To the rear of the property is a well tended, fully enclosed south facing garden with a large decking area which is accessed by the two UVPC glass sliding doors in the living room and kitchen, there is also a garden gate providing access to the garden via the side of the property. To the front of the property is a well proportioned patio area which is accessed via the front entrance door.

## **Driveway**

Large gravelled driveway providing space for up to 3 vehicles.

## **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D. Amount Payable 2024/25 - £2220.45

## **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 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.

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.









Approximate total area<sup>(1)</sup>  
1240.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# Directions

From Sutton on Sea head South on the A52 into Sandilands and turn left onto Sea Lane. Take your first right on to Sandilands Close, then follow the road around to the left. Oak lodge can be found at the end of the cul-de-sac on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

