



CHOICE PROPERTIES

Estate Agents

57 Kipling Drive,
Sandilands, LN12 2RF

Price £265,000



It is a pleasure for Choice Properties to bring to the market this spacious four bedroom detached bungalow with a large garden. This fantastic property additionally benefits from a bathroom and shower room and is located in a quiet and highly sought after location; only moments from the beach. Early viewing is recommended as this sizeable bungalow is further offered with no onward chain.

Offering generously proportioned rooms throughout, the well laid out accommodation comprises:

Hallway

uPVC front door leading into the L shaped hallway with a telephone point, and doors to:

Reception Room

13'10" x 16'04"

Light and airy reception room benefiting from an angled bay window to front aspect and fitted with a gas fire set in a feature hearth and surround with a wooden mantle, wall light, telephone point and wall mounted 'British Gas' thermostat. Sliding door to:

Kitchen

13'11" x 7'03"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, five ring gas hob, integrated double oven, space for a freestanding fridge/freezer, space for a freestanding dishwasher, plumbing for a washing machine, storage cupboard with shelving, airing cupboard housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems and tiles splashbacks.

Bedroom 1

9'06" x 12'04"

Double bedroom with TV aerial.

Bedroom 2

12'09" x 8'10"

Double bedroom.

Bathroom

7'01" x 8'09"

Fitted with a three piece suite comprising a corner panelled bath tub with single hot and cold taps, pedestal hand wash basin with mixer tap and WC with dual flush button, tiled flooring and tiled walls.

Bedroom 4

6'00" x 9'01"

TV aerial.

Rear Hallway

23'05" x 6'02"

Featuring double aspect windows, electric wall heaters, a polycarbonate roof, uPVC door to front aspect and door to rear aspect leading out to the garden, opening to the sun room and opening to the inner hallway.

Sun Room

7'09" x 10'11"

With triple aspect windows, a polycarbonate roof, laminate flooring, two wall lights, TV aerial and double opening 'French' door to the garden.

Inner Hallway

15'09" x 6'03"

Featuring an electric wall heater, a polycarbonate roof and door to:

Bedroom 3

7'04" x 10'08"

Electric wall heater. Door to en-suite shower room.

En-suite Shower Room

7'10" x 4'08"

Fitted with a corner shower enclosure with electric 'Triton T100xr' shower over, tiled walls and an extractor fan.

Driveway

Providing off road parking.

Garage

With an up and over door.

Garden

The property is fronted by a garden laid to lawn with an array of well established shrubbery to the borders. To the rear of the property you will find a sizeable garden laid mostly to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio seating area as well as a timber summerhouse.

Tenure

Freehold.

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

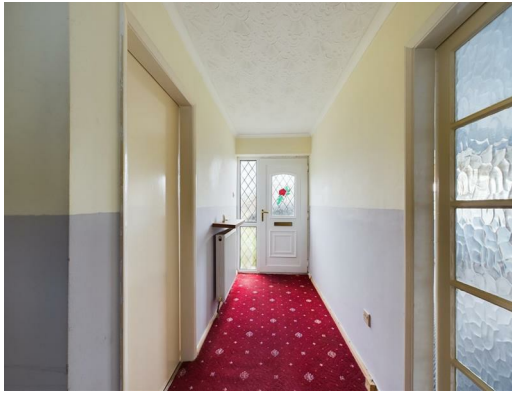
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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

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 B.

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^m
1244.42 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-60) 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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

