



CHOICE PROPERTIES

Estate Agents

4 Keats Close,
Sandilands, LN12 2UA

Reduced To £329,950



Choice Properties are delighted to bring the market this exceptional three bedroom detached bungalow. This superb property offers generously proportioned rooms throughout and a large garden with extra space for a motorhome/caravan. This recently refurbished property is located in a sought after location and early viewing is highly recommended.

Additionally benefitting from a new consumer unit and combination boiler, the abundantly light and beautifully maintained accommodation comprises:-

Entrance porch

Door to:-

Hallway

8'7" x 8'11"

Spacious and abundantly light hallways, two built in storage cupboards providing ample storage, carpeted, telephone point, loft access (partly boarded with lighting), radiator.

Kitchen

10'7" x 13'6"

Fitted with a modern range of wall and base units with complementary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer taps, integral double AEG cooker, four ring electric hob with extractor over, space for freestanding fridge/freezer, plumbing for a washing machine, partly tiled walls, extractor fan, LVT flooring, pedestrian door to rear aspect leading into the conservatory.

Reception room

12'6" x 20'8"

Beautifully spacious reception room, fully carpeted, electric fire set into featured surround, TV Aerial point, telephone point, featured wall lights, two radiators.

Conservatory

22'7" x 8'10"

Triple aspect windows creating lots of lighting throughout and overlooking views of the rear garden, laminate flooring, sliding patio doors to the rear aspect.

Bedroom 1

9'8" x 11'5"

Remarkably spacious double bedroom, fitted wardrobes, carpeted, radiator.

Bedroom 2

9'4" x 10'7"

Remarkably spacious double bedroom, fitted wardrobes, carpeted, radiator.

Bedroom 3

8'8" x 10'6"

Double bedroom, fitted wardrobes, carpeted, radiator.

Bathroom

8'1" x 8'1"

Fitted with a four piece suite comprising panelled bath with single taps, shower cubicle with electric Triton shower over, wash hand basin with single taps set into featured vanity unit with vanity mirror, w.c., extractor fan, tiled walls, radiator, LVT flooring.

W.c.

6'3" x 2'10"

Fitted with a two piece suite comprising dual flush w.c., wash hand basin with single taps, tiled walls, extractor fan, LVT flooring.

Driveway

Paved driveway providing off road parking for several vehicles including a caravan/motorhome. The gates to the side of the property measure 12ft wide, providing plenty of space for all vehicles.

Garage

11'8" x 20'09"

Larger than average garage with up and over electric door, power and lighting, radiator, wall mounted 'Viessman' combination boiler (newly installed 2023), plumbing for a washing machine, space for a tumble dryer, fitted base units, one bowl stainless steel sink unit, pedestrian door to the rear aspect leading into the garden.

Garden

To the rear of the property you will find an impressive and beautifully maintained garden which is privately enclosed with new timber fencing to the boundaries and featured gravelled borders. There is a paved patio seating area located outside the sun room which is ideal for soaking up the sunshine or dining alfresco. There are several raised beds which feature an abundance of established plants, trees and shrubbery throughout. Spacious timber gates to the side of the bungalow provide access to the front garden. There is a large timber storage shed to the rear of the garden which is also included in the sale.

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.

Tenure

Freehold

Viewing arrangements

By appointment through Choice Properties on 01507 443777.

Opening hours

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

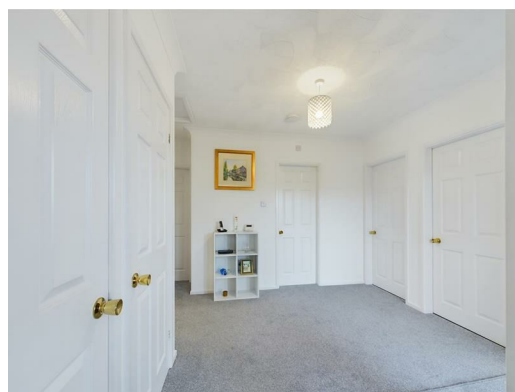
Saturday 9.00 a.m. to 3.00 p.m.

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.









Approximate total area^m
1435.14 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.

GIRAFFE360

Directions

From our Sutton on Sea branch head South on the A52 into Sandilands and turn left onto Sea Lane. Take your first left on to Kipling Drive and then left again onto Masefield Drive. Keats Close is the first turning on your left and number four can be found on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

