



CHOICE PROPERTIES

Estate Agents

65 Kipling Drive,
Sandilands, LN12 2SA

Reduced To £285,000



Choice Properties are delighted to present this charming three bedroom detached bungalow, located on the sought after Kipling Drive in the popular coastal village of Sandilands. Boasting three bedrooms and ample living space, this impressive property further benefits from well maintained, low maintenance gardens. Early viewing is advised.

Benefitting from gas central heating and uPVC double glazing, this spacious internal accommodation comprises:

Entrance Hall

uPVC entrance door. Loft access. Radiator.

Reception Room

13'9" x 21'5"

Light and airy reception room with double aspect windows. Bow window to the front aspect. Gas fire set in feature surround. TV aerial point. Radiator.

Kitchen

13'10" x 7'4"

Fitted with wall and base units with work surfaces over, one and a half bowl resin sink unit and drainer with mixer tap over, integral oven and integral four ring gas hob with extractor over. Spot lighting. Tiled walls. Cupboard housing the new 'Ideal' combination boiler. Radiator.

Sunroom

18'0" x 7'2"

Side entrance door. Double opening 'French' style patio doors leading to the garden. TV aerial point. Two radiators.

Bedroom 1

9'7" x 12'3"

Spacious double bedroom. Radiator. Consumer unit.

Bedroom 2

10'7" x 8'9"

Double bedroom with built in wardrobes. Radiator.

Bedroom 3

5'10" x 8'11"

Radiator.

Bathroom

6'10" x 8'10"

Fitted with four piece suite comprising panelled bath tub with taps over, shower enclosure with electric shower over, hand wash basin and wc. Tiled walls and flooring. Radiator.

Driveway

Block paved driveway providing off road parking.

Tandem Double Garage

8'11" x 25'6"

With up and over door, power, lighting and uPVC rear door.

Garden

To the rear of the property is a well kept garden with timber fencing and hedging to the boundaries. The garden is mostly paved for ease of maintenance with the added benefit of a small area laid to lawn. The well maintained garden also benefits from a useful timber shed and summerhouse.

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 B.

Viewing Arrangements

By appointment through Choice Properties on 01507 443777.

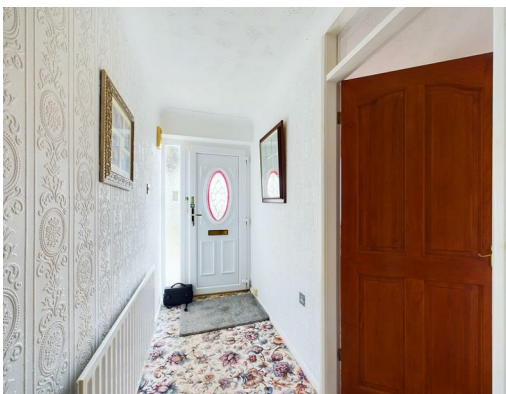
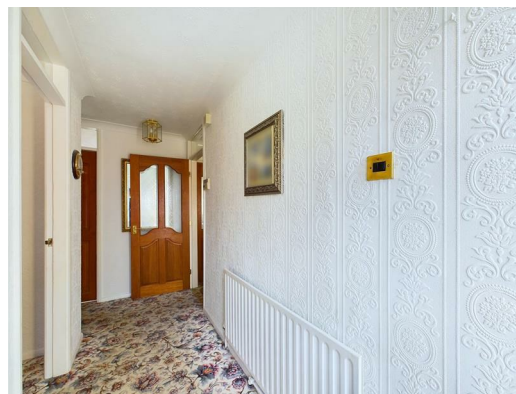
Opening Hours

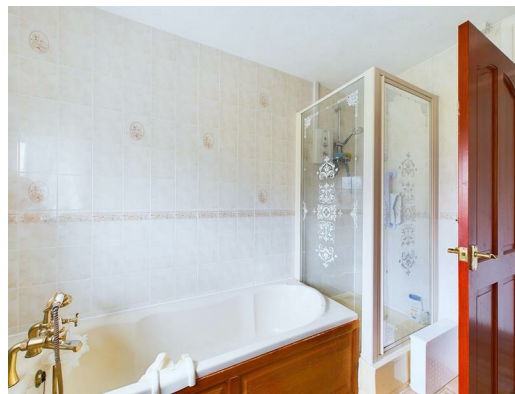
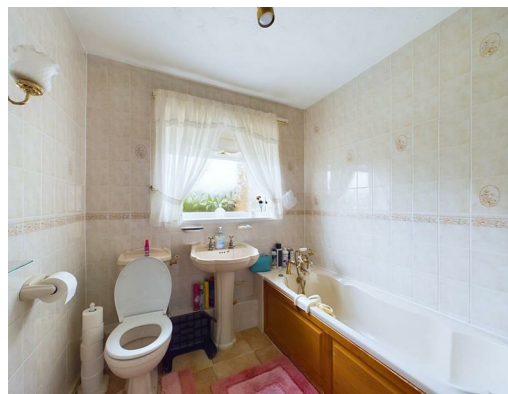
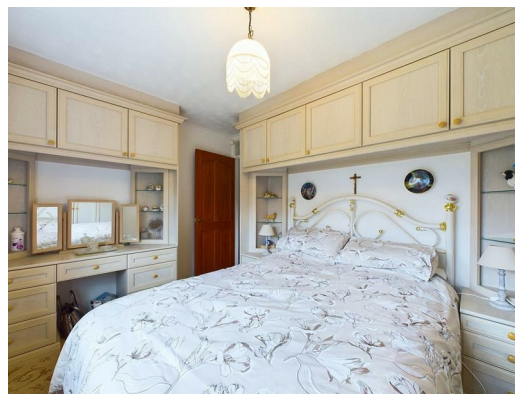
Monday to Friday: 9am - 5pm
Saturday: 9am - 3pm

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.

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⁽¹⁾
1222.24 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 | | | 86 |
| (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 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 | |

