



CHOICE PROPERTIES

Estate Agents

7 Walkington Way,
Sandilands, LN12 2UD

Price £340,000



Choice Properties are delighted to offer for sale this beautifully presented three bedroom (one en suite) detached bungalow, boasting beautiful open views to the rear. Located on the ever sought after road of Walkington Way, the property sits a stone's throw from the beach and only a short distance from the local amenities. Offered with no onward chain, early viewing is most certainly advised to appreciate the size of accommodation and quality of finish on offer.

The immaculately maintained accommodation benefits from a gas mains central heating system and comprises:-

Entrance Porch

5'08" x 5'08"

uPVC front door leading only the entrance porch with doors to:

WC

5'07" x 2'06"

Fitted with a WC with dual flush button and a corner hand wash basin with mixer tap; built into vanity, tiled walls.

Reception Room & Dining Area

12'06" x 19'07"

Light and airy reception room with two windows to front aspect and featuring an electric feature fireplace set on a marble hearth with a feature surround, TV aerial, telephone point and ample space for a dining table.

Kitchen/Dining Room

13'08" x 10'06"

Fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, four ring 'Whirlpool' gas hob with extractor hood over, integrated 'Electrolux' electric oven, space for a freestanding under-counter fridge and under-counter freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, built in breakfast bar/dining table, larder/pantry cupboard, herringbone flooring, partly tiled walls and a side uPVC door.

Hallway

Fitted with a built in airing cupboard housing the hot water cylinder, built storage cupboard with shelving, loft access and doors to:

Bedroom 1

13'08" x 9'07"

Spacious double bedroom with a TV aerial and a fitted triple mirrored wardrobe. Door to:

En-suite Shower Room

9'00" x 2'09"

Fitted with a three piece suite comprising a shower enclosure with electric 'Triton T80' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled walls and a 'Manrose' extractor fan.

Bedroom 2

9'04" x 10'00"

Double bedroom with a TV aerial and a fitted double mirrored wardrobe.

Bedroom 3

7'08" x 9'07"

Double bedroom.

Shower Room

9'00" x 6'08"

Fitted with a stylish three piece suite comprising a large walk in shower cubicle with electric 'Aguas' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, inset spot lighting, tiled walls and tiled flooring.

Conservatory

11'03" x 11'06"

Benefiting from triple aspect windows, an apex polycarbonate roof, herringbone flooring, double opening 'French' doors to the garden, TV aerial and wall lighting.

Driveway & Car Port

Block paved driveway leading under the uPVC car port providing ample off road parking for multiple vehicles.

Garage

8'00" x 15'10"

With an electric roller door, power and lighting and the garage also houses the wall mounted 'Ideal' condensing boiler.

Garden

The property is fronted by a low level steel fence, enclosing a garden laid with artificial grass for ease of maintenance with an array of plants and shrubs to the border.

To the rear of the property you will find a privately enclosed garden decked for ease of maintenance, with the further option of pull out artificial grass; with timber fencing to the boundaries. The rear garden additionally benefits from a timber barbecue area, bin store and array of well presented shrubs to the borders. The rear garden is where you can further enjoy the beautiful, scenic views to the rear.

Tenure

Freehold.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening Hours

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

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.

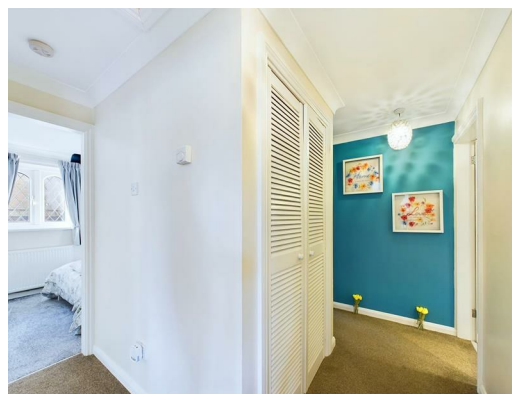
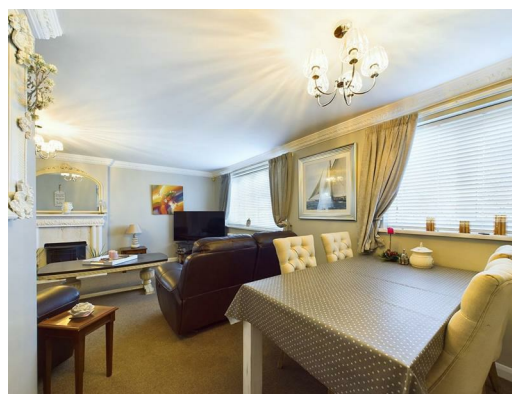
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

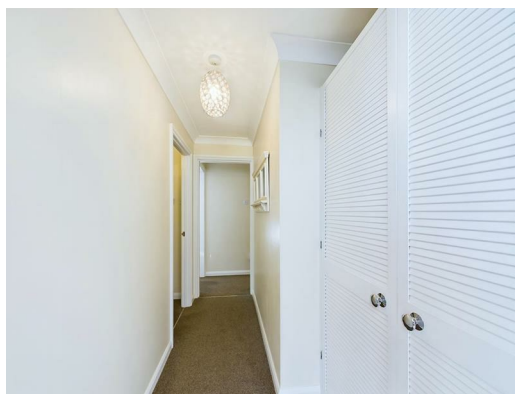
Council Tax Band

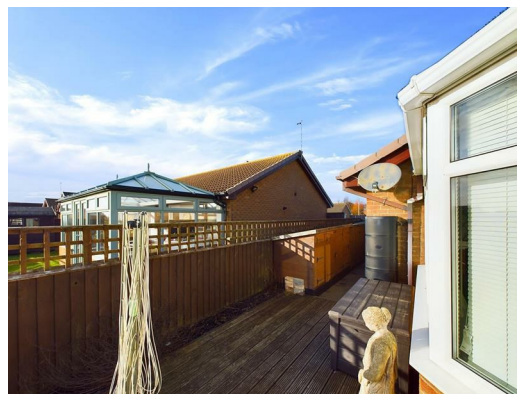
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

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
1248.61 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 office head right along the High Street. At the mini roundabout bear left on to Station Road and continue along towards Sandilands. After you have passed through Sutton on Sea and into Sandilands turn left onto Sea Lane. Follow along to the end of the road and bear right on to Roman Bank. Take your first right on to Walkington Way.

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		85	(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

