CHOICE PROPERTIES

Estate Agents

14 Shelley Close, Sandilands, LN12 2HD

Price £375,000

It is a pleasure for Choice Properties to bring to the market this most spacious and immaculately presented three bedroom (one en-suite) detached bungalow. Having been extended and completely renovated, the bungalow offers a stylish and modern interior and an abundance of living space with the open plan kitchen/dining/reception room. Sat on corner plot, the property benefits from an expansive driveway and sizeable, well tended and south facing gardens; as well as only being a short walk from the beach. Early viewing is most certainly advised.

Benefiting from a gas mains central heating system and uPVC double glazing throughout, the abundantly light and bright accommodation comprises:-

Hallway
4'10" x 14'01" extending to 2'09" x 8'07"
Front composite door leading into the hallway with laminate flooring, loft access, the wall mounted thermostat and doors to:

Open Plan Kitchen/Dining/Reception Room
21'02" x 19'07"
Light and airy space benefiting from double aspect windows including two bow windows to side aspect as well as a 'Velux' style window, laminate flooring, TV aerial, ample space for a dining table and bi-folding doors to the conservatory.

Kitchen area:
Fitted with a range of stylish wall and base units with worktop over, one bowl ceramic sink with drainer and mixer tap, four ring induction hob with extraction built in, double electric oven, integrated dishwasher, integrated fridge/freezer, integrated double freezer, partly tiled walls and inset spot lighting.

Conservatory
9'10" x 13'02"
Featuring triple aspect windows, a polycarbonate roof, side uPVC door and double opening 'French' doors to the garden.

Bedroom 1
14'02" x 10'10"
Remarkably spacious double bedroom with a bow window to front aspect and fitted with a TV aerial.

Bedroom 2
16'08" x 8'08"
Spacious double bedroom with loft access, a TV aerial and door to:

En-suite Shower Room
4'06" x 8'01"
Fitted with a three piece suite comprising a walk in shower enclosure with mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button, partly tiled walls, tiled flooring, an 'Intervent' extractor fan and a heated towel rail. Door to:

Utility Room
4'03" x 8'01"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding under-counter fridge/freezer, space for a tumble dryer, space and plumbing for a washing machine, partly tiled walls, tiled flooring and a rear composite door to the garden. The utility room also houses the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

Bedroom 3
11'00" x 8'10"
Double bedroom with a TV aerial and telephone point. Bedroom 3 also houses the wall mounted consumer unit.

Bathroom
8'05" x 5'06"
Fitted with a four piece suite comprising a panelled bath tub with mixer tap and shower attachment and electric 'Mira Sport' shower over, hand wash basin with mixer tap; built into vanity, WC with dual flush button and a bidet, heated towel rail, extractor fan, inset spot lighting and part tiling to the walls.

Driveway
The property is fronted by an expansive block paved driveway providing ample off road parking for various vehicles/a motorhome or caravan.

Garden
To the rear and side of the property you will find a generously sized garden laid mostly to lawn with timber fencing to the boundaries. The garden additionally features a large area paved for ease of maintenance, a large timber decked seating area, including a timber pergola, currently housing space for a hot tub, two useful timber sheds, large timber summerhouse/bar and a pond. The gardens are south facing and catch the sun all day, so this really is the perfect garden for any sun worshipper.

Summerhouse/Bar
18'01" x 9'05"
Fully insulated timber summerhouse/bar with double opening front doors, uPVC double glazing, power and lighting.

Shed
7'08" x 9'03"
Timber shed providing ample garden/outside storage.

Tenure
Freehold.

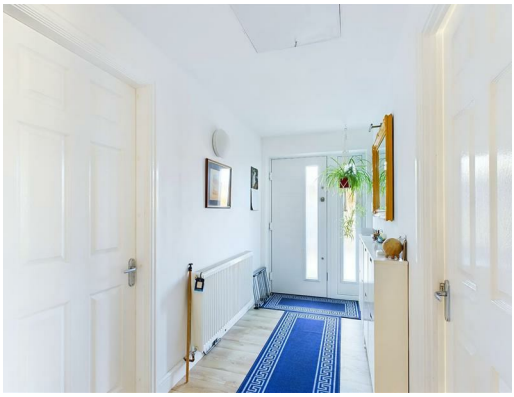
Viewing arrangements
Viewing by appointment through Choice Properties on 01507 443777.

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 regulations 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 bands
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.

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. 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.



Floor 0 Building 1

Floor 0 Building 2

Floor 0 Building 3

Approximate total area(1)

1391.13 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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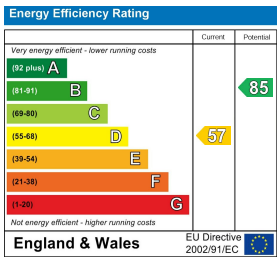
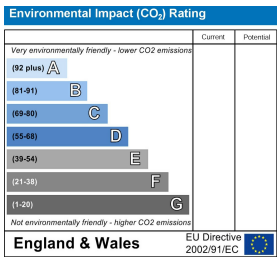
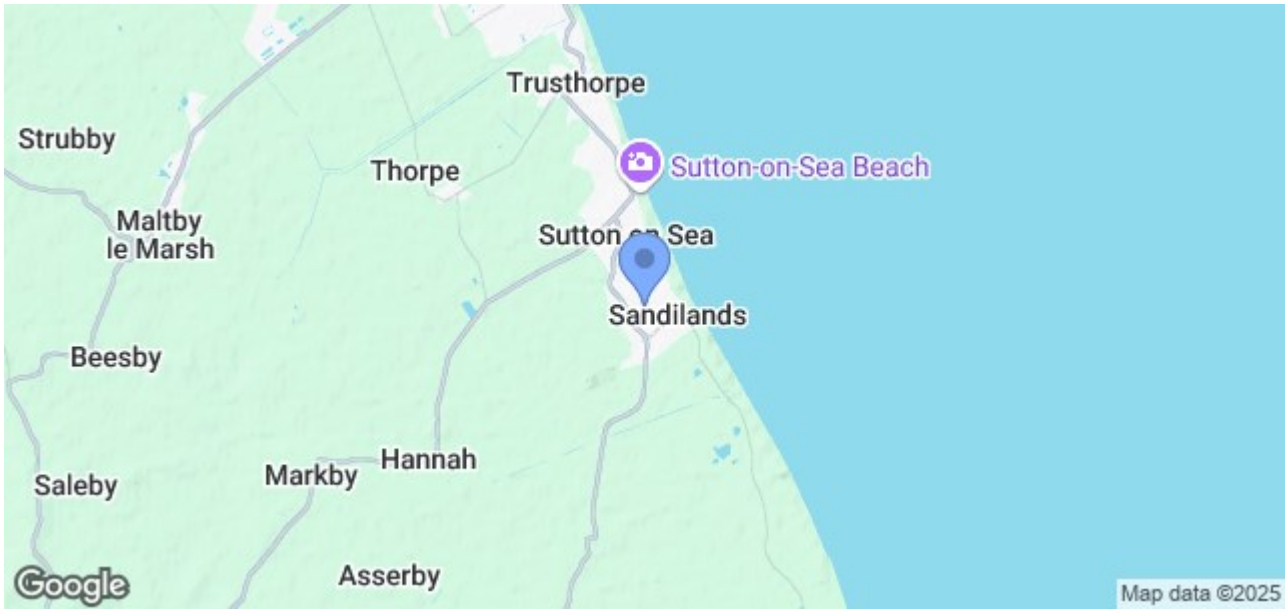
Directions

From our Sutton on Sea office head South on the A52 into Sandilands and turn left onto Sea Lane. Take your first left on to Kipling Drive and Shelley Close is the second turning on your left hand side. As you enter the close bear right and number 14 can be found in the corner on the left hand side.