



CHOICE PROPERTIES

Estate Agents

Brandon Sea Lane,
Sandilands, LN12 2RO

Price £399,995



Choice properties are delighted to bring to the market this expansive four bedroom (1 en-suite) detached house, full of character throughout and situated in the most sought after village of Sandilands. This beautiful home further benefits from several reception rooms, driveway with detached garage and outdoor studio. Viewing is highly advised! Please note this property is being offered with no onward chain.

Offering generously proportioned rooms throughout with the most desirable layout, the well presented and characterful property comprises:-

Entrance porch

9'04" x 8'11"

Quarry tile flooring, triple aspect windows, features stain glass window to the reception room, featured stain glass door to:-

Hallway

12'08" x 8'02"

Quarry tile flooring, featured wooden panelling to the walls, staircase to the first floor with under stairs storage cupboard (with alarm system, power and ample storage).

Kitchen/Dining room

23'04" x 12'01"

Fitted with a range of wall and base units with complimentary worksurfaces over, tiled splashbacks and featured cupboard lighting, one and a half bowl porcelain sink unit with drainer and stainless steel mixer tap, integral 'Neff' cooker, space for a range cooker, integrated dishwasher, dual aspect windows, tiled flooring, pedestrian door to the side aspect, door to:-

Pantry

3'11" x 11'10"

Spacious walk in pantry providing ample storage, fully tiled walls and flooring, space for large American style fridge/freezer, integrated fridge, fitted shelving and worksurface.

Side porch

7'00" x 4'08"

Tiled flooring, glass pitched roof, built in storage cupboard housing the boiler, pedestrian door to the rear garden.

Utility room

9'09" x 4'06"

Fitted with wall and base units, Belfast sink unit, plumbing for a washing machine, space for a tumble dryer, tiled walls.

W.c.

4'09" x 3'01"

Tiled wall and flooring.

Reception room

16'06" x 12'00"

An impressive and expansive reception room, gas fire set into marble effect surround with marble effect hearth and wooden mantle, TV Aerial point, large bay window to the front aspect creating a light atmosphere throughout, featured stain glass window.

Sitting room

11'04" x 12'11"

Wood burner, TV Aerial point, featured opening into:-

Study/Sun room

9'09" x 12'09"

Dual aspect windows, TV Aerial point, telephone point, laminate flooring, double opening patio doors leading out into the garden.

Landing

Spacious landing with large built in airing cupboard with shelving and hot water tank, thermostat controls.

Bedroom 1

16'04" x 12'00"

Remarkably spacious double bedroom, oak flooring, TV Aerial point, door to:-

En-suite shower room

9'03" x 7'08"

Fitted with a modern three piece suite comprising shower cubicle with mains shower over, wash hand basin with mixer tap set into vanity unit, w.c., tiled splash backs, two heated towel rails.

Bedroom 2

11'11" x 13'00"

Remarkably spacious double bedroom, built in storage cupboard.

Bedroom 3

11'03" x 11'11"

Remarkably spacious double bedroom.

Bedroom 4

10'00" x 11'11"

Double bedroom with spacious built in storage cupboard.

Bathroom

9'03" x 7'09"

Fitted with a four piece suite comprising panelled bath with mixer tap and mains shower attachment over, shower cubicle with mains shower over, pedestal wash hand basin with mixer tap, tiled splash backs, heated towel rail.

Driveway

Paved driveway providing ample parking.

Detached garage

13'04" x 18'04"

Spacious detached garage with power and lighting, electric roller door.

Studio

8'10" x 18'07"

Impressive studio with power and lighting, inset spotlights to the ceiling, double opening patio doors to the side aspect and pedestrian door to the front aspect.

Garden

The property stands proudly upon a generously sized corner plot which is privately enclosed with timber fencing and hedging to the boundaries. The gardens are beautifully maintained and neatly laid to lawn and feature an abundance of established plants, trees and shrubbery throughout. There is also a patio seating area which is ideal for soaking up the sunshine, relaxing with friends or dining alfresco. Timber gates to the side of the property provide access to the front gardens.

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

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

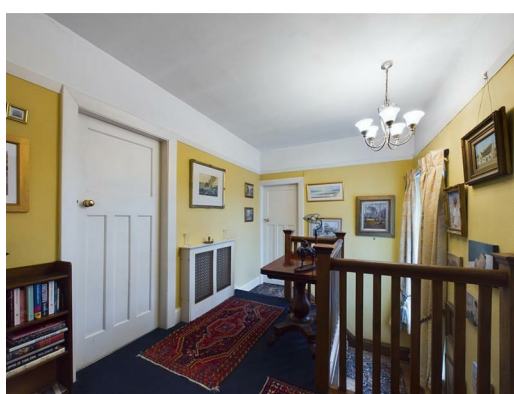
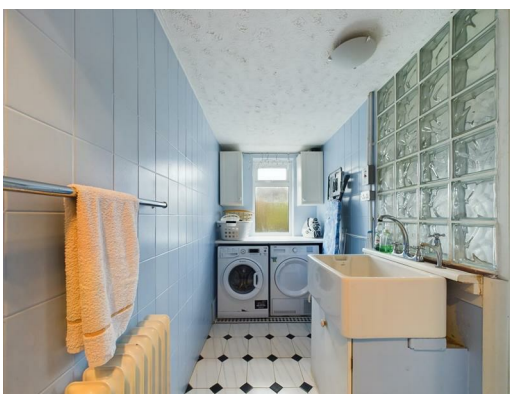
Tel. No. 01507 601111

Website: www.e-lindsey.gov.uk

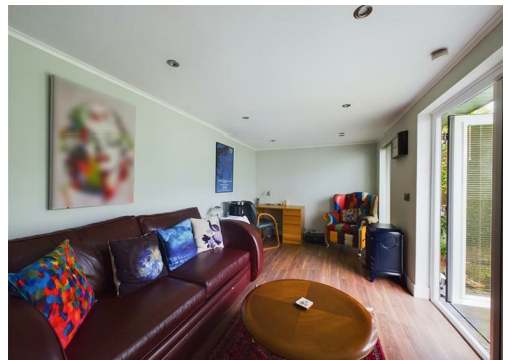
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - TBC.

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 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
2515.42 ft²
Reduced headroom
2.62 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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 office head west to the mini roundabout and turn left on the A52 towards Skegness. As you leave Sutton on Sea and enter Sandilands turn left onto Sea Lane and 'Brandon' can be found on your left hand side shortly before reaching the pullover.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		

