



CHOICE PROPERTIES

Estate Agents

The Sycamores Sea Lane,
Sandilands, LN12 2RA Price £399,950



We are delighted to offer to the market 'The Sycamores'. This truly magnificent property has been completed to an exacting standard throughout, providing a beautifully presented and most spacious home. This individually designed, four bedroom (one en-suite) detached house, is situated in a sought after location in the village of Sandilands, close to the beach and neighbouring village of Sutton on Sea.

Internal viewing is highly recommended to appreciate, the versatile and most spacious, bright accommodation with many rooms having twin aspect windows. The superbly presented accommodation consists of:

Entrance hall

5'3" x 5'8"

Entrance via uPVC double glazed entrance door. Radiator. Double power point. 'Amtico' flooring. Further door to:

Hallway

11'2" x 6'4"

Widening to 17'4" with a width of 6'4". This superb spacious hallway also benefits from 'Amtico' flooring. Radiator. 2 Double power points. Telephone point. Room thermostat control for the central heating system. Staircase to first floor landing with under-stairs storage cupboard.

Reception room

10'8" x 16'11"

With dual aspect uPVC double glazed windows to front and side aspects. Radiator. 4 Double power points. 2 T.V. aerial points. Telephone point.

Kitchen/Dining room

24'10" x 11'8"

Beautiful, light filled contemporary kitchen, offering superb kitchen area that also combines the large dining area and second reception room space. Range of fitted wall units with under-lighting and base units with granite work surfaces over. Inset one-half-bowl stainless steel sink unit and drainer with combination mixer tap that provides the hot and cold water supply as well as filtered drinking water. Integral dishwasher. Gas & electric cooker points. Cooker filter hood. 2 Radiators. Recessed spot lighting. The high quality 'Amtico' flooring from the hallway continues through into the kitchen/diner. The kitchen section also benefits from under-floor heating with its own thermostat control. 8 Double power points. T.V. aerial point. Telephone point. The dining section has a fireplace with stove providing secondary heating as well as a focal point to the room. Double opening 'French' doors to:

Utility room

7'2" x 6'1"

Fitted wall and base units with work surfaces over. One-and-half bowl stainless steel sink unit and drainer with mixer tap and cold water filter. Plumbing for automatic washing machine and vent for tumble dryer. Part tiled walls. Radiator. 'Amtico' flooring. 'Manrose' extractor fan. 'Ideal Logic System 24' gas fired combination boiler which supplies the central heating and domestic hot water. Programmer controls for the boiler.

Conservatory

11'4" x 11'8"

Measurements to the widest points. Radiator. Tiled floor with Under-floor heating and thermostat control. 2 Double power points. Double opening 'French' doors leading onto the rear garden.

Bedroom 4/ Office

7'1" x 9'10"

Radiator. 3 Double power points. T.V. aerial point. Electric trip box.

Cloakroom

6'10" x 3'3"

W.C. with dual push button flush. Hand basin set in vanity unit. Radiator.

Landing

4'9" x 8'8"

Double power point. Loft access. Doors to:

Bedroom 1

13'0" x 14'9"

With range of built in wardrobes with two sets of double opening doors. Radiator. Recessed spot lighting. 4 Double power points. T.V. aerial point. Door to:

En-suite Shower room

11'4" x 4'5"

Fitted with a modern and newly fitted suite comprising large walk in shower cubicle with mains Waterfall shower over, double basins set into vanity unit with wall hung mixer taps, dual flush w.c., Quartz marble worksurfaces, fully porcelain tiled walls and flooring, brushed gold heated towel rail.

Bedroom 2

13'0" x 14'9"

Radiator. 4 Double power points. T.V. aerial point.

Bedroom 3

10'7" x 10'2"

Radiator. 3 Double power points. T.V. aerial point. Two points of access into the eaves for further storage.

Bathroom

11'3" x 6'8"

Modern bathroom suite including a range of fitted storage incorporating hand basin and dual flush w.c. with concealed cistern. Panelled bath with mains mixer shower over and glass shower screen. Recessed spot lighting. Extractor fan. Chrome towel radiator. Tiled floor. Fully tiled walls.

Outside

The property is approached via double opening gates that lead onto the large, cobble block paved, driveway. To the front is a lawned garden. The driveway, that is bordered to one side with plants and shrubs, continues along the left hand side of the property to the garage. To the left of the garage is a further contained garden area that has been gravelled for ease of maintenance. To the right of the garage, a timber gate leads onto the enclosed rear garden. This has artificial grass for ease of maintenance and has a raised decking area, ideal for barbeques etc.

Driveway

Good sized, cobble block paved, driveway providing ample parking space for a number of vehicles and giving access to the garage.

Garage

17'10" x 12'2"

Large garage with Up & Over door, window to the side aspect and personal access door. Power & lighting.

Tenure

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.

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.

Viewing arrangements

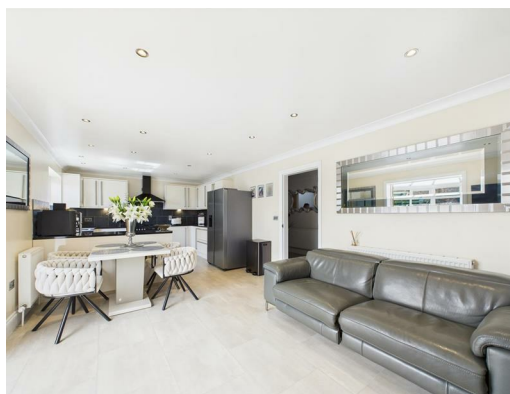
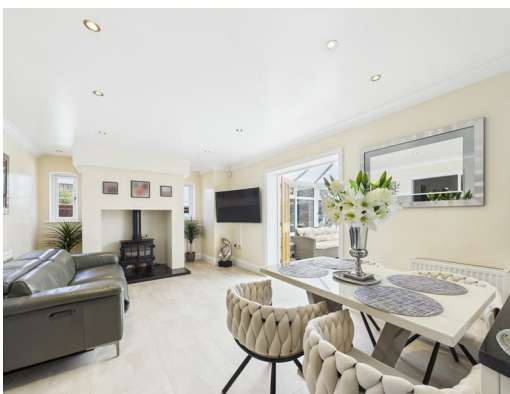
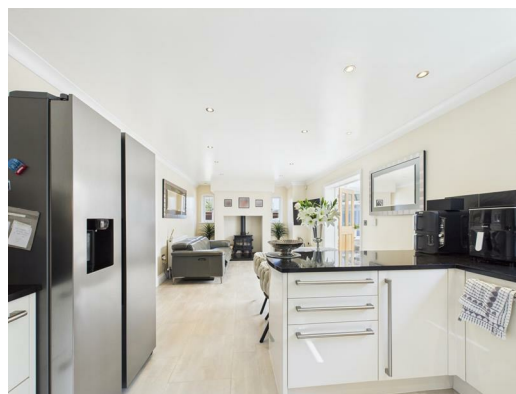
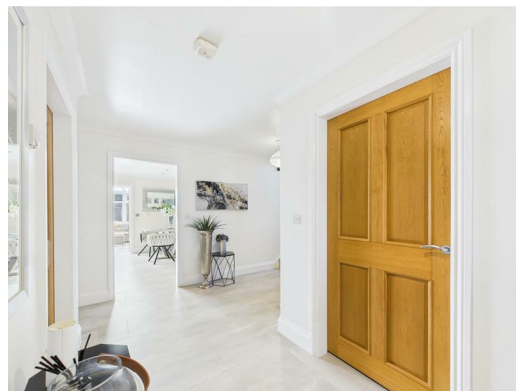
Viewing by appointment through Choice Properties on 01507 443777

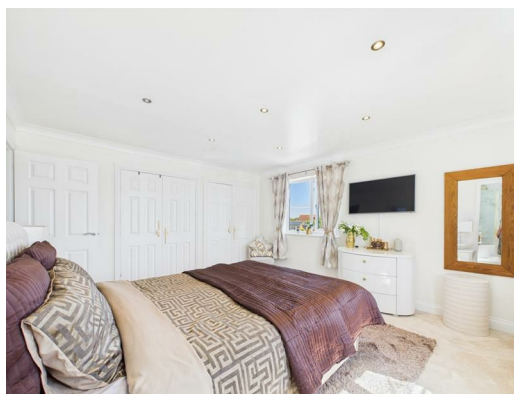
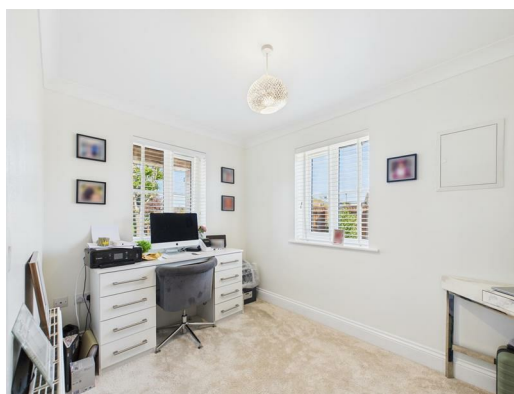
Opening hours

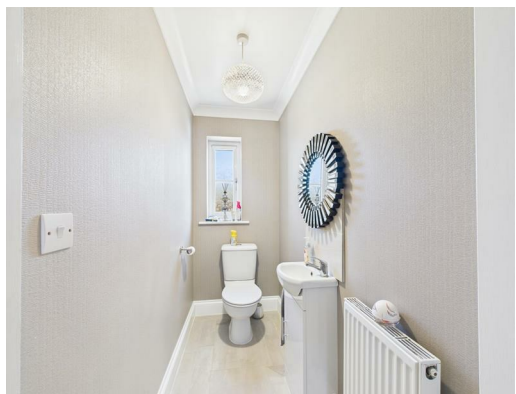
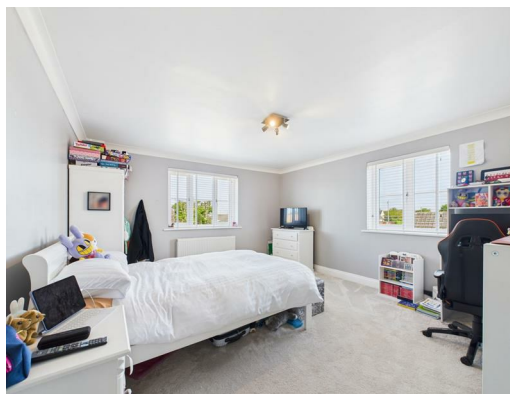
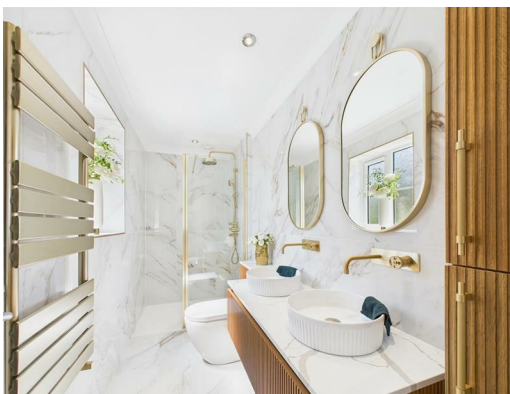
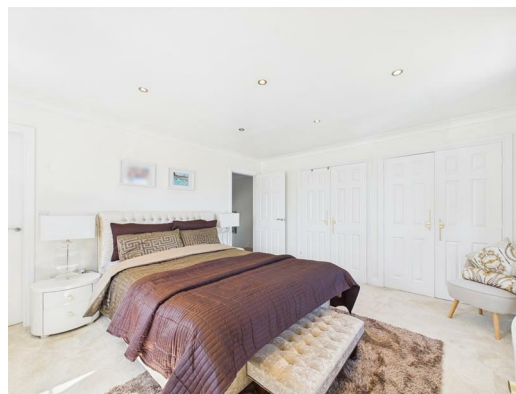
Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 3.00pm

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.











Floor 0



Floor 1

Approximate total area⁽¹⁾
1631 ft²
Reduced headroom
11 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 are based on RICS IPMS 3C standard.

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Directions

From Sutton on Sea head South on the A52 into Sandilands and turn left onto Sea Lane. 'The Sycamores' can be found immediately on the 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		88	(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	

