



# CHOICE PROPERTIES

## *Estate Agents*

Dune Cottage Roman Bank,  
Sandilands, LN12 2RJ

Offers Over £425,000



Choice Properties are delighted to bring to market this stunning four bedroom detached residence located on Roman Bank, Sandilands and situated meters away from award winning golden sandy beaches. The property is presented beautifully and features modern refurbishments to the interior which is comprised of four bedrooms (one ensuite), living room, kitchen, dining room, study, bathroom and downstairs wc. To the exterior, the property boasts expansive views overlooking the national trust nature reserve that surrounds the property. The property also benefits from a large gravelled driveway, an easy to maintain block paved garden, an extra long double garage, and solar panels. Early Viewing Is Highly Advised.

With the added benefit of solar panels which provide electricity to the property, central heating, and uPVC double glazing throughout, the beautifully presented and generously proportioned internal living accommodation comprises:-

#### **Entrance Hall**

9'5 x 5'10

With a uPVC entrance door. Tiled flooring. Inset spot lighting. Utility cupboard housing consumer unit and console for the solar panels. Radiator. Power points. Thermostat.

#### **Kitchen**

12'5 x 8'4

Fitted with a range of wall and base units with work surfaces over. Four ring electric hob with pull out extractor hood over. One and a half bowl ceramic sink with mixer tap and drainer. Dual aspect uPVC windows. Part tiled walls. Tiled flooring. Integral oven. Integral microwave. Integral dishwasher. Integral beer & wine fridge. Power points. Opening to dining room. Internal door to hallway.

#### **Dining Room**

14'3 x 11'10

Fitted with a log burner. uPVC French doors leading to garden space. Space for fridge freezer. Space for dining room table. Tiled flooring. Radiator. Power points. Tv aerial point.

#### **Hallway**

10'11 x 12'9

Dual aspect uPVC windows. Staircase leading to first floor landing. Under stairs storage cupboard. Radiators. Power points. Internal doors to study and rear hallway. Double opening door to living room.

#### **Living Room**

22'0 x 13'11 (to furthest measurement)

With large walk in bay window to rear showing off expansive views of the nature reserve. Log burner set in fireplace with brick hearth. Sliding uPVC door leading to garden. Radiators. Power points. Tv aerial point.

#### **Study**

7'3 x 4'1

Tiled flooring. Fitted desk. Radiator. Power points. Telephone points. uPVC window to front aspect.

#### **Downstairs WC**

8'0 x 5'10

Fitted with a back to wall wc and a wash hand basin set over vanity unit. Tiled flooring. Part tiled walls. Inset spot lighting. Frosted uPVC window to rear aspect. Radiator.

#### **Rear Hallway**

4'3 x 7'1

uPVC stable door leading to garden. Tiled flooring. uPVC window to front aspect. Radiator. Power points.

#### **Landing**

4'6 x 7'9

Internal oak doors to all first floor rooms. Access to loft via loft hatch with pull down ladder. Power points.

#### **Bedroom 1**

13'3 x 14'1

Large double bedroom with dual aspect uPVC windows. Radiator. Power points. Tv aerial point.

#### **Bedroom 2**

10'8 x 11'11

Double bedroom with uPVC window to rear aspect. Radiator. Power points. Tv aerial point. Door to:-

#### **Ensuite Shower Room**

3'1 x 5'2

Fitted with a three piece suite comprising of a fully tiled electric shower cubicle, a wall mounted wash hand basin, and a push flush wc. Part tiled walls. Tiled flooring. Inset spot lighting. Extractor.

#### **Bedroom 3**

13'6 x 9'2

Double bedroom with dual aspect uPVC windows. Built in storage cupboard. Radiator. Power points. Tv aerial point.

#### **Bedroom 4**

6'2 x 10'6

Single bedroom fitted with a built in storage cupboard with fitted shelving. Large uPVC window to front aspect. Radiator. Power points. Tv aerial point.

## **Shower Room**

5'11 x 8'4

Fitted with a three piece suite comprised of a large walk in shower with traditional and rainfall shower attachment, a large wash hand basin set over vanity unit with waterfall chrome mixer tap, and a push flush wc. Radiator with towel rail over. Fully tiled walls. Electric shaver point. Inset spot lighting. Frosted uPVC window to side aspect. Extractor.

## **Garage**

27'11 x 15'8

Extra long integral double garage fitted with power and lighting and two up and over garage doors. Fitted wall and base units. EV charging point. Large uPVC sliding door to rear giving access for the garden. Space for dryer. Boiler. Beamed ceilings. Log store.

## **Gardens**

The property benefits from an easy to maintain block paved garden which is located to the side and rear of the property. The perimeter is lined with low picket fencing and small hedgerows which enhances the views of the nature reserve behind. The garden also features a south facing raised soft impact tarmac area that provides a nice vantage point and is an ideal place for outdoor seating. Four electric powers points in various locations. The garden also features a side pedestrian access gate which provides access to the garden from the driveway.

## **Driveway**

To the front of the property is a large gravelled driveway which provides off the road parking space for multiple vehicles.

## **Further Information**

The property is surrounded by a national trust nature reserve that has been converted from a former golf course. The reserve is a wild nature rich space which, since its conversion, has attracted a variety of wildlife including a plethora of migrating and breeding birds. We are informed by the owners that the property has a right of access over the nature reserve on to the sea bank and beach. A license fee is payable to East Lindsey District Council. We are currently informed that this fee is £20 per annum.

## **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](http://www.e-lindsey.gov.uk)

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

## **Viewing arrangements**

Viewing by Appointment through Choice Properties, Sutton- on - Sea, Tel- 01507 443777

## **Opening hours**

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

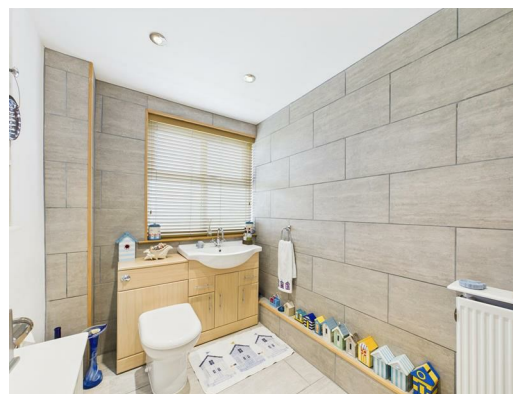
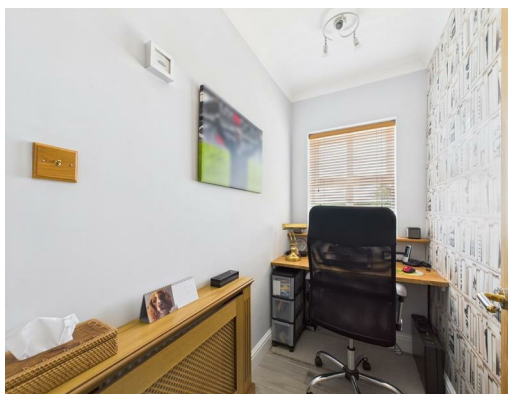
## **Making an offer**

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 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.

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<sup>m</sup>  
1995 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# Directions

From our office head South on the A52 towards Skegness. After you have passed Sutton on Sea and into Sandilands, turn left onto Sea Lane heading past the Grange & Links Hotel towards the Nature Reserve (former golf course). Follow Huttoft Bank and the former Golf Course (which will be on your left hand side) and 'Dune Cottage' can be found a short distance along on the left hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

