



CHOICE PROPERTIES

Estate Agents

4 Shelley Close,
Sandilands, LN12 2HD

Offers Invited £225,000



Choice Properties are delighted to offer for sale this spacious two bedroom detached bungalow with the added benefit of a conservatory to the rear. This impressive property occupies an ideal position on the sought after 'Shelley Close' just a short walk away from the golden sandy beaches. Early viewing is advised.

Benefitting from gas central heating and uPVC double glazing throughout, this spacious accommodation comprises:

Hallway

5'7" x 3'7"

Composite entrance door. Radiator. Loft access. Doors to:

Reception Room

11'0" x 6'6"

Light and airy reception room with bow window to the front. TV aerial point. Radiator.

Kitchen

9'2" x 9'4"

Fitted with wall and base units with work surfaces over, resin sink unit and drainer with mixer tap over, cooker point with extractor over, integral microwave. Radiator.

Sunroom

11'9" x 8'10"

Log burning stove. Door to rear garden.

Bedroom 1

9'0" x 12'6"

Spacious double bedroom. Built in wardrobes. Radiator.

Bedroom 2

9'2" x 7'3"

Radiator.

Bathroom

5'5" x 8'4"

Fitted with three piece bathroom suite comprising panelled bath tub with taps and electric shower over, hand wash basin with mixer tap and dual flush wc. Radiator. Part tiled walls.

Store

8'8" x 10'5" ext to 9'3" x 6'2"

Accessed via the garden.

Driveway

Providing ample off road parking for multiple vehicles.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn with the added benefit of an attractive paved patio area.

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

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

Viewing Arrangements

By appointment through Choice Properties on 01507 443777.

Opening Hours

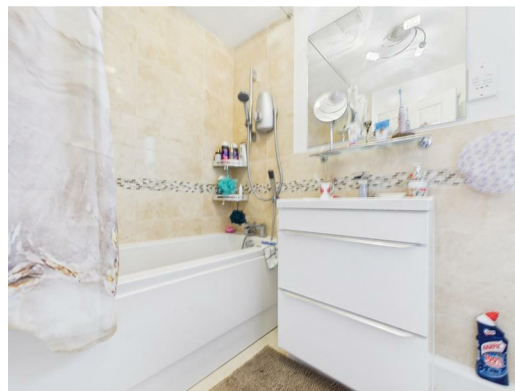
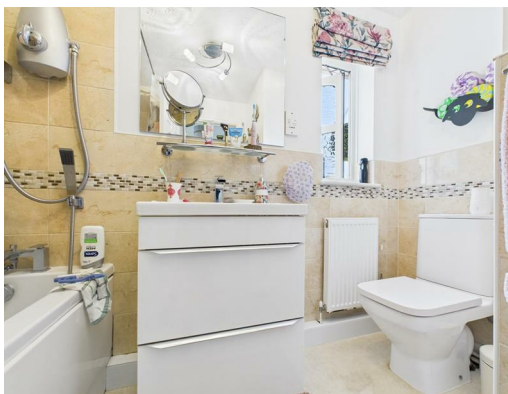
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.





Approximate total area⁽¹⁾
854 ft²

(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.

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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.

