CHOICE PROPERTIES

Estate Agents

20 Walkington Way, Sandilands, LN12 2UD

Reduced To £229,950



Choice Properties are delighted to bring to the market this stunning two bedroom detached bungalow situated in the most sought after location, just a short distance from Sandilands's beautiful beaches and a stones throw away from the newly developed nature reserve. This beautiful bungalow is just 3 miles from the new colonnade and really is dog walker's paradise!

The property further benefits from a full kitchen refurbishment, brand new carpets and flooring throughout and external soffits, facias and front composite entrance door. Viewing is highly recommended to appreciate all this property has to offer. Please note the property has no onward chain!

Offering generously proportioned rooms throughout with a flexible layout, the abundantly light and beautifully presented accommodation comprises:-

Entrance porch
4'8" x 4'3"

Reception room
13'8" x 11'10"
Light and airy reception room, gas fire set into featured marble effect surround, TV Aerial point, telephone point, carpeted, radiator, two featured wall lights.

Kitchen/Dining room
15'1" x 9'10"
Fitted with a stylish range of wall and base units with complementary work surfaces over and featured under cupboard lighting, one bowl stainless steel sink unit with drainer and mixer taps, integrated cooker, four ring electric hob with extractor hood over, space for free standing fridge/freezer, plumbing for a washing machine and dishwasher, programming controls, partly tiled walls, radiator, space for a dining table, pedestrian door to the rear aspect leading into:-

Rear porch
6'9" x 3'5"
Pedestrian door to the side aspect leading into the garden, dual aspect windows.

Bedroom 1
12'0" x 9'11"
Remarkably spacious double bedroom, fully carpeted, radiator, door to:-

En-suite Shower room
8'8" x 2'9"
Fitted with a two piece suite comprising shower cubicle with electric shower over, close coupled w.c., partly tiled walls, tiled flooring.

Bedroom 2
11'8" x 8'7"
Spacious double bedroom, fully carpeted, radiator.

Bathroom
7'3" x 6'9"
Fitted with a three piece suite comprising panelled bath with single taps, pedestal wash hand basin with single taps, close coupled w.c., extractor fan, built in airing cupboard housing the hot water cylinder.

Driveway
Paved driveway providing off road parking.

Garage
15'1" x 8'11"
With up and over door, power and lighting, wall mounted 'Ideal' condensing boiler (recently installed Jan 2023).

Garden
To the rear of the property you will find a privately enclosed garden with fencing to the boundaries. The garden is mostly laid to lawn and features an abundance of plants, trees and shrubbery to the borders. There is also a paved patio seating area which is ideal for soaking up the sunshine or dining alfresco. A green house a timber shed are also included in the sale. A gate to the side of the bungalow provides access to the front of the property.

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 C.

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 to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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)

673.28 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

From our Sutton office head right along the High Street. At the mini roundabout bear left on to Station Road and continue along towards Sandilands. After you have passed through Sutton on Sea and into Sandilands turn left onto Sea Lane. Follow along to the end of the road and bear right on to Roman Bank. Take your first right on to Walkington Way. Number 20 can be found on your right hand side.







