



Sandilands Close, Sandilands



2



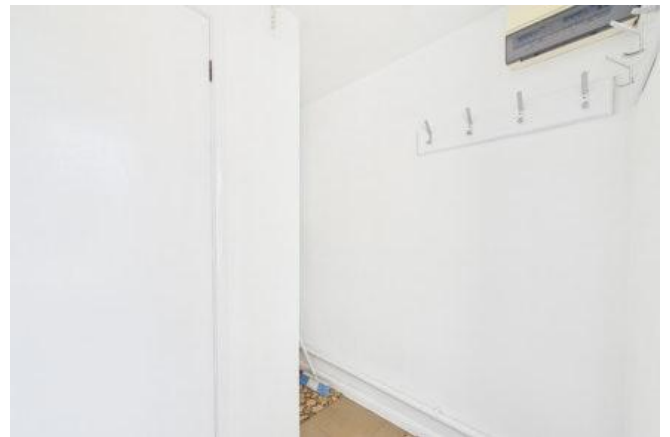
1



1

**£265,000**

- Sought After Location
- No Upper Chain
- Two Double Bedrooms
- Breakfast Kitchen
- Garage and Driveway
- Lounge Diner
- Freehold
- EPC rating U



Northwood are pleased to offer for sale a detached bungalow in the sought after location of Sandilands. In need of some internal upgrading to suit potential buyers. The property offers Entrance hall, Breakfast Kitchen, Lounge Diner, Utility Room, Two Double Bedrooms, Family Bathroom, Private Garage and Driveway Parking, Open Front Garden Area and Enclosed Rear Garden.

#### **Entrance Hall 3.47m x 1.07m (11'5" x 3'6")**

Entering from the side of the property via a solid timber door, with glazed side panel, entering into the inner hall, with built in storage cupboards, central heating radiator, access to the loft, ceiling lights and doors giving access to all rooms.

#### **Lounge Diner 3.38m x 6.09m (11'1" x 20'0")**

Being a spacious lounge with dining area if required, having a uPVC double glazed window to the front elevation and a further picture window to the side elevation, built in feature brick surround with gas fire inserted, two ceiling lights, TV point, electric sockets, door leading into the inner hall.

#### **Breakfast Kitchen 3.21m x 2.96m (10'6" x 9'8")**



Having a uPVC window to the side elevation, a range of wall and base units with work surface over, built in breakfast bar, inset Gas hob with extractor hood over, and built in double oven, having tiled splash backs, inset stainless steel sink with mixer tap over, ceiling light and electric sockets.

### Utility Room with Pantry

Giving access to the side elevation via half glazed door, pantry area with shelving for extra storage, wall mounted gas combination boiler, ceiling light.

### Bedroom One 3.89m x 2.94m (12'10" x 9'7")

Having a uPVC double glazed window to the rear elevation over looking the garden area, central heating radiator, ceiling light and built in fitted wardrobes.

### Bedroom Two 2.82m x 2.98m (9'4" x 9'10")

uPvc window to the rear elevation, central heating radiator, built in wardrobes, ceiling light, electric sockets.

### Family Bathroom 2.23m x 1.76m (7'4" x 5'10")

Comprising of fitted suite to include panelled bath with shower over and includes shower screen, pedestal wash hand basin, WC, having part tiled walls, and uPVC window to the side elevation, ceiling light and radiator.

### Attached Garage 5.5m x 2.74m (18'0" x 9'0")

With up and over door to the front elevation, rear facing window and pedestrian door leading to the rear garden.

### Rear Garden

The rear garden is fully enclosed and mainly laid to lawn with timber garden shed and feature planed shrubs, mainly hedging to all boundaries.

### Driveway

Giving access to the garage and providing off road parking, to the side of the driveway is an open lawned garden area.

## Location

Sandilands with its sandy beaches is situated on the east Lincolnshire Coast, just south of Sutton on Sea with its range of facilities including primary school, doctors surgery, range of shops being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approximately 3 miles to the north and has additional amenities including a cinema and sports centre. Secondary Schools both Grammar and comprehensive can be found at the market town of Alford approximately 6 miles away.

## Directions

From our office Head towards The Boulevard, Continue to follow A52 for 2.5 miles, At the roundabout, take the 1st exit onto Station Rd/A52, Continue to follow A52 for 0.9 miles, Turn left onto Sea Lane, Turn right onto Sandilands Close . The property can be found on the left hand side.

## Services

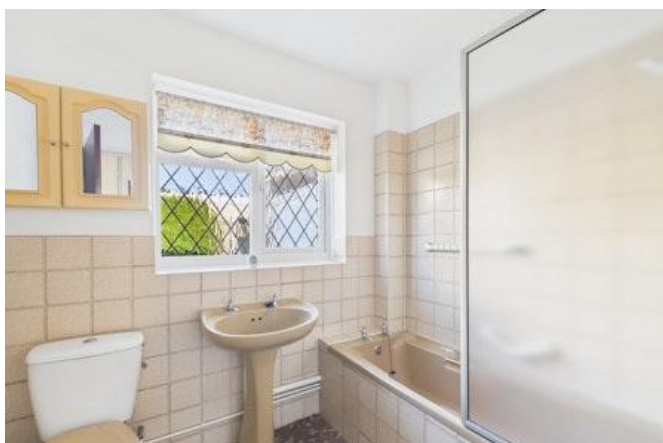
The property has mains electric, gas, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this. The Property is Placed In Tax Band C. Northwood Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third





parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation

## Viewings

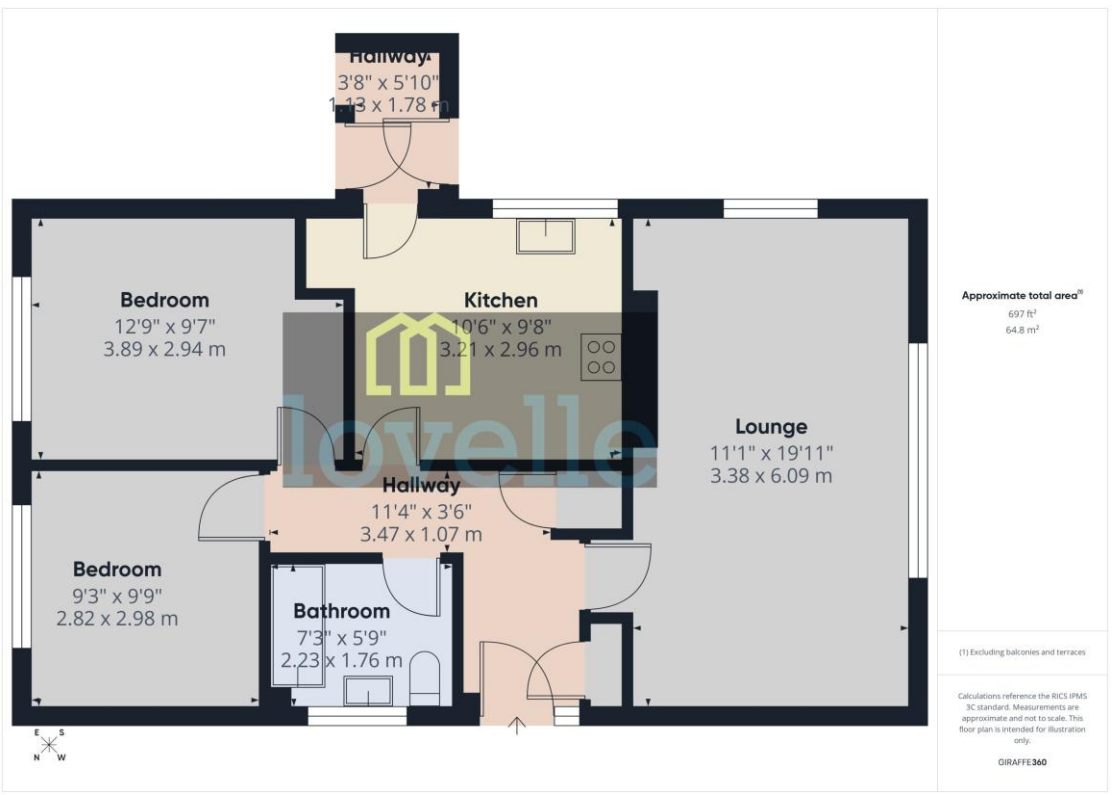
By appointment with the Sole Agent Northwood Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## Mortgages Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

## Agents Notes

These particulars are for guidance only. Northwood Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Northwood Lincoln

01522 525 555

[Lincoln@northwooduk.com](mailto:Lincoln@northwooduk.com)