



CHOICE PROPERTIES

Estate Agents

28 Walkington Way,
Sandilands, LN12 2UD

Price £259,950



Choice Properties are delighted to bring to the market this spacious and well presented two bedroom detached bungalow located in the ever sought after 'Walkington Way' just moments away from the golden sandy beaches. Further benefitting from a conservatory to the rear, low maintenance gardens and off road parking, early viewing is certainly advised.

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

Entrance Porch

5'0" x 4'11"

Front uPVC door leading into the entrance porch with tiled flooring and a composite door to:

Hallway

3'6" x 15'5"

With a built in double storage cupboard, built in single storage cupboard, the wall mounted thermostat, loft access and doors to:

Kitchen

7'7" x 10'6"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring gas 'Lamona' hob, integrated electric oven, space and plumbing for a washing machine, partly tiled walls and a rear uPVC door.

Reception Room

11'3" x 16'5"

Fitted with an inset gas fireplace, TV aerial, telephone point, wall lighting and double opening 'French' uPVC doors to the:

Conservatory

11'8" x 8'8"

Benefitting from triple aspect windows, an apex glass roof, radiator and uPVC door to the garden.

Bedroom 1

9'3" x 11'5"

Spacious double bedroom with a TV aerial and an array of built in and fitted storage and wardrobe space.

Bedroom 2

8'11" x 10'7"

Double bedroom with a large picture window to front aspect.

Shower Room

5'8" x 6'3"

Fitted with a three piece suite comprising a corner shower cubicle with mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button over, tiled walls, an extractor fan and heated towel rail.

Driveway

Block paved driveway providing ample off road parking.

Garage

8'8" x 16'8"

With an electric garage door, rear uPVC pedestrian door, power, lighting and the garage also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is predominately paved for ease of maintenance with an area laid to lawn.

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

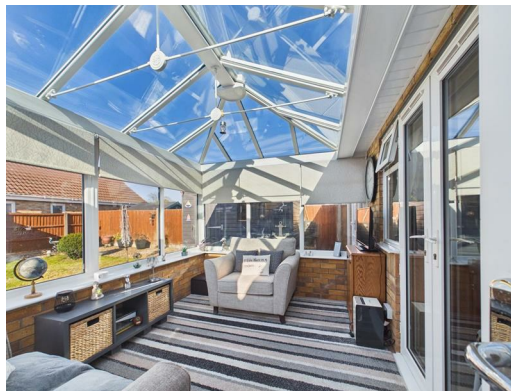
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.





Shower Room
5'8" x 6'3"

Kitchen
7'7" x 10'6"

Bedroom 1
9'3" x 11'5"

Entry
5'0" x 4'11"

Hallway
3'6" x 15'5"

Bedroom 2
8'11" x 10'7"

Reception Room
11'3" x 16'5"

Conservatory
11'8" x 8'8"

Garage
8'8" x 16'8"

Approximate total area^m
858 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.

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 28 can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

