



# CHOICE PROPERTIES

*Estate Agents*

1 Drakes Close,  
Sandilands, LN12 2UE

Price £325,000



Choice Properties are excited to bring to the market this spacious three bedroom detached bungalow located in the sought after location of Sandilands, just a stones throw away from the award winning sandy beaches and only a short walk to local amenities. This impressive property consists of three bedrooms and an en-suite situated on a large plot with extensive parking with a plentiful garden. Early viewing is advised.

Benefiting from a mains gas central heating system the generously proportioned and abundantly light accommodation comprises:-

### **Hallway**

2'10" x 25'9"

An abundantly light space with two coat cupboards containing and loft access; which has a pull down ladder and lighting and doors to:

### **Kitchen**

9'1" x 10'3"

Fitted with a range of wall and base units with worktop over, stainless steel sink with drainer and separate hot and cold tap, four ring gas hob with extractor hood over, integrated electric oven, part tiling to the walls and a door to:

### **Utility Area**

6'9" x 5'1"

Containing plumbing for appliances such as dishwasher, washing machine and separate access to side of the property.

### **Bedroom 1**

9'7" x 13'7"

Double bedroom benefiting from built in storage with door to;

### **En-Suite Shower Room**

8'2" x 3'2"

Fitted with a vanity unit with mixer tap and basin, dual flush w.c and heated towel rail. Tiled walls.

### **Bathroom**

8'2" x 5'2"

Consisting of a sink vanity unit, enclosed corner shower, dual flush w.c, heated towel rail. Tiled walls.

### **Reception Room**

13'0" x 18'4"

Spacious living room with outward double opening doors to the conservatory. Radiators and an gas fire.

### **Bedroom 2**

8'11" x 12'3"

Double bedroom with a fitted double wardrobe and bridging storage cupboards.

### **Bedroom 3**

9'0" x 8'2"

Double bedroom with a TV aerial.

### **Conservatory**

11'9" x 7'8"

Light and airy room with views and side access to the garden.

### **Garage**

8'7" x 16'8"

Fitted with an electric roller door housing the 'Worcester' combination boiler; supplying both the central heating and hot water systems.

## **Gardens & Driveway**

The property is fronted by a block paved driveway, providing ample off road parking for several vehicles, as well as providing access to the rear of the property and features planter borders; displaying an array of vibrant plants and shrubs.

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries, mostly laid with shingle for ease of maintenance. The rear garden additionally benefits from a range of raised beds, housing a variety of well established plants, shrubs and trees as well as two useful timber sheds to the rear.

## **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

## **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.

## **Opening Hours**

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

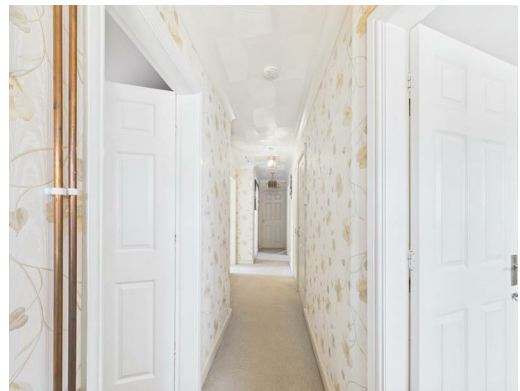
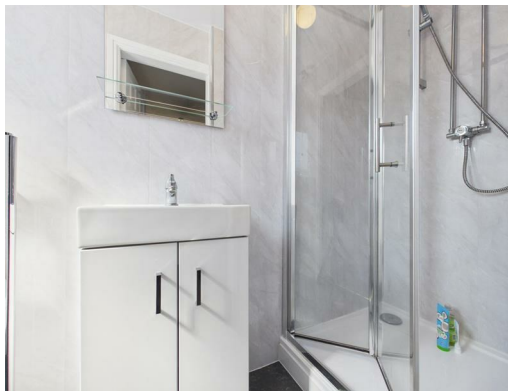
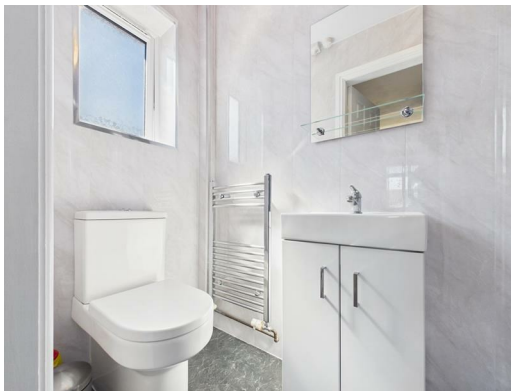
## **Tenure**

Freehold

## **Viewing Arrangements**

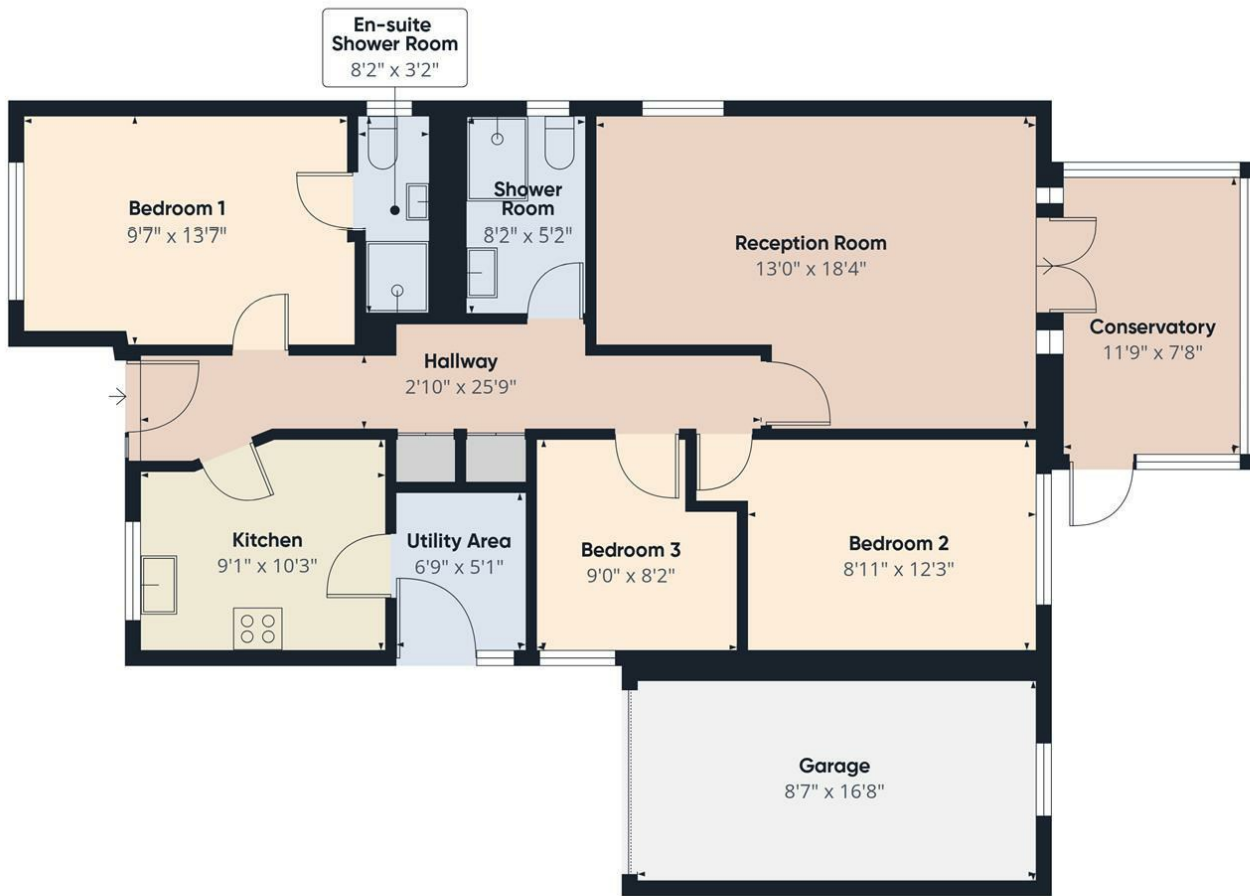
For viewing please contact Choice Properties on 01507 443777

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Approximate total area<sup>m</sup>  
1068 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.

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# Directions

From our 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 and Drakes Close is the second turning on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			72
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

