



Willsons

1, Masefield Drive, Sandilands

Offers Around £180,000



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**Willsons**

SINCE 1842



1, Masefield Drive,  
Sandilands, Mablethorpe,  
Lincolnshire, LN12 2SF

### "AGENT'S COMMENTS"

*This detached two bedroom bungalow sits in the popular residential area of Sandilands, close to the Blue Flag award winning beaches and promenade. The property benefits from uPVC double glazing and gas-fired central heating, has a generous kitchen and living space, offers both a driveway and detached garage and occupies an open-plan corner plot with a seperate compact fully enclosed, south-facing rear garden. The bungalow requires a full scheme of renovation work and is in sufferance of differential settlement of the internal walls - the vendors has a structural survey in-hand to outline this detail. This property is brought to the market with no onward chain.*

### LOCATION

*Sandilands is a desirable coastal location situated close to Sutton-on-Sea, with its sandy beaches is situated on the east Lincolnshire Coast. There are a range of facilities including primary school, doctor's surgery, range of shops & businesses being mainly local, along with a variety of eateries and takeaways. Only 3 miles from Mablethorpe and 6 miles to Alford, both of which offer amenities including doctor's surgeries and primary schools, Alford being home to secondary schools including a Grammar school. Both towns offer a variety of shops and eateries, along with weekly street markets. Mablethorpe offers a typical UK seaside town experience including amusements, a cinema, leisure centre and several supermarkets. Alford, siting at the foot of the Lincolnshire Wolds, hosts regular craft markets, has a pharmacy, butchers and various small supermarkets.*



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<https://www.willsons-property.co.uk>



### Front of Property

Situated on an open-plan corner plot set to lawns with boundaries of small trees, concrete driveway leading to the detached garage and additional area of paving slab parking, concrete pathways to the sides of the property, wooden pedestrian gate to the rear garden and further wrought iron gate through an archway to the side of the property providing access to the main entrance door.

### Entrance Porch

4'3" x 2'7" (1.3m x 0.8m)

Accessed by partially glazed uPVC front door with stained glass rose feature panel and full height obscure glazing side panel, tiled flooring and wooden internal doorway to the hall.

### Kitchen

17'0" x 8'6" (5.2m x 2.6m)

Dual aspect room with a range of wall and base units, sink with individual taps and draining board, space and socket for freestanding electric cooker, Marathon 50 gas heating boiler and controls, high level fuse box, radiator, partially tiled walls and vinyl tile flooring.

### Living Room

17'0" x 12'1" (5.2m x 3.7m)

Dual aspect room with central chimney breast wall with gas fire and hearth, two radiators, vinyl tile flooring and bow windows overlooking the front garden.

### Central Internal Hallway

10'9" x 5'2" (3.3m x 1.6m)

With loft access, radiator, room thermostat, vinyl tile flooring and full height airing cupboard (0.7m x 0.7m) with built-in shelving and housing immersion tank.

### Bathroom

7'2" x 6'2" (2.2m x 1.9m)

With wash basin WC combination vanity unit, bath with electric shower over, chrome towel radiator, high level window and vinyl tile flooring.

### Bedroom One

12'5" x 10'9" (3.8m x 3.3m)

With radiator, vinyl tile flooring and bow window to the front garden.

### Bedroom Two

12'5" x 9'6" (3.8m x 2.9m)

Dual aspect room with fitted wardrobes and overbed storage cupboards, radiator, vinyl tile flooring and window with aspects over the rear garden.

### Detached Garage

16'8" x 8'10" (5.1m x 2.7m)

Accessed from the driveway with up-and-over garage door, power and lighting, independent fuse box, concrete floor and side personnel door and window to the garden.

### Garden

Fully enclosed south facing garden set to lawn with borders of mature shrubs and plants, concrete paving slab pathways, small wooden shed, personnel door accessing the garage, pedestrian gate to the driveway and further wrought iron pedestrian gate with wide access to the side of the property and main doorway.

### Additional Comments

The property is suffering from significant internal wall cracking. A structural report has been carried out which conveys the property is suffering from "differential settlement of the internal walls of the property.....This problem appears to be confined to relatively small area of the foundation system and we do not believe that the building is structurally unstable due to the movement which has taken place." The agent has a copy of the structural report in hand which is available upon request and should be examined by the potential purchaser.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains gas, electricity, water and drainage are connected to the property.

### Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

### Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0300-2523-1480-2324-7131

### Directions

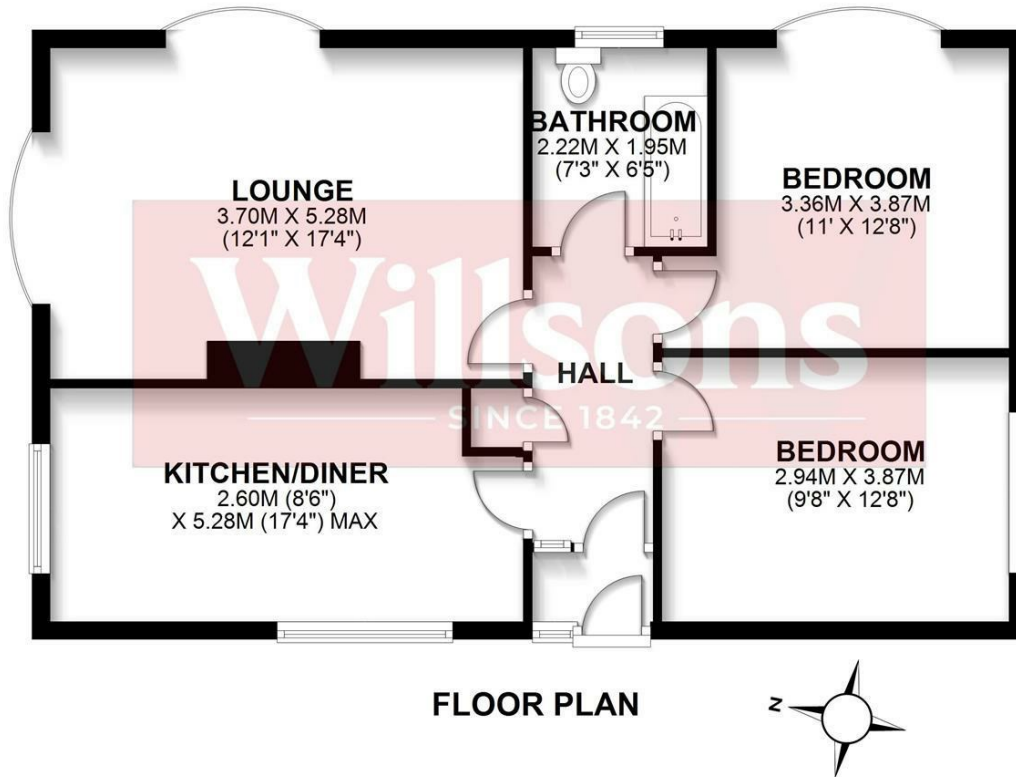
From the main A52 between Mablethorpe and Skegness, on reaching Sandilands, turn onto Sea Lane. Turn left onto Kipling Drive then take the first left onto Masfield Drive. The property is on the left-hand corner plot of Kipling Drive and Masfield Drive.  
[What3words:///chitchat.cakewalk.closets](https://www.what3words.com/chitchat.cakewalk.closets)

### Viewing - Alford

Viewing is strictly by appointment with the Alford office at the address shown below.



1 Masfield Drive  
Sandilands  
Mablethorpe  
LN12 2SF



TOTAL AREA: APPROX. 69.1 SQ. METRES (743.5 SQ. FEET)

### FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

