



# CHOICE PROPERTIES

*Estate Agents*

23 Masefield Drive,  
Sandilands, LN12 2SF

Reduced To £269,500



Choice Properties are delighted to bring to market this stunning three bedroom detached bungalow located on Masefield Drive in the beautiful seaside village of Sandilands. The property benefits from being nearby both the beach and the neighbouring village of Sutton-on-Sea and boasts being situated in a sought after residential area. With an abundantly bright and well presented interior, early viewing is highly advised.

With the added benefit of gas central heating and UVPC double glazing throughout, the well proportioned and abundantly bright internal living accommodation comprises:-

### **Front porch**

4"9 x 5"4

With UVPC entrance door. Radiator, Door leading to:-

### **Hallway**

3"7 x 16"0

With internal doors leading to all interior rooms. Storage cupboard, Airing cupboard. Radiator. Power points.

### **Kitchen**

14"11 x 11"11

Fitted with a range of wall and base units with complimentary worksurfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Four ring gas hob with extractor hood over. Integral fridge. Plumbing for washing machine. Partly tiled. Pedestrian door to the side aspect.

### **Reception Room**

14"11 x 11"11

Electric fireplace. Large UVPC window to front aspect. Radiator. Tv aerial point. Telephone point. Power points.

### **Conservatory**

8"8 x 8"10

With UVPC double glazed windows to all aspects. UVPC French doors to rear garden.

### **Bedroom 1**

11"9 x 10" 4

Double bedroom with a fitted wardrobe. Radiator. Power points. UVPC window to rear aspect.

### **Bedroom 2**

8"4 x 9"9

Double bedroom with fitted wardrobe. Radiator. Power points. UVPC window to rear aspect.

### **Bedroom 3**

11"9 x 6"8

Radiator. Power points. Loft access. French doors leading to the conservatory.

### **Shower room**

7"2 x 5"6

Fitted with a three piece suite comprising of shower cubicle, wash hand basin with mixer tap set. Partly tiled walls and floor. Heated towel rail. UVPC window to side aspect.

### **Driveway**

Block paved driveway providing off the road parking space for 2 vehicles.

### **Garage**

With up and over door, power and lighting. Pedestrian door to the rear aspect.

## **Garden**

To the rear, the property boasts a fully enclosed and attractive garden with timber fencing to the boundaries. The garden is mostly laid to lawn and features an abundance of plants, trees and shrubbery throughout. There is a paved patio seating area which is perfect for relaxing in the sunshine or outdoor dining. A gate to the side of the bungalow provides access to the front.

## **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 B.

## **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 Sutton on 01507 443777.

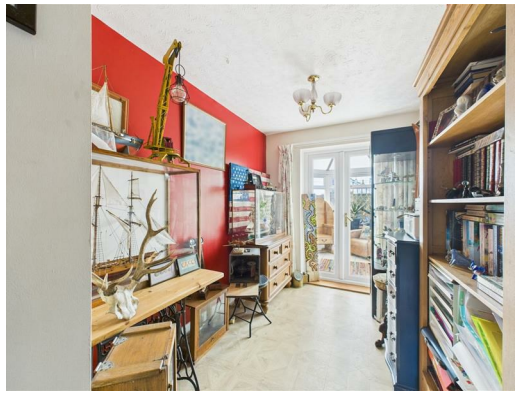
## **Opening hours**

Monday - Friday: 9:00am - 5:00pm  
Saturday: 9.00am - 3.00pm

## **Tenure**

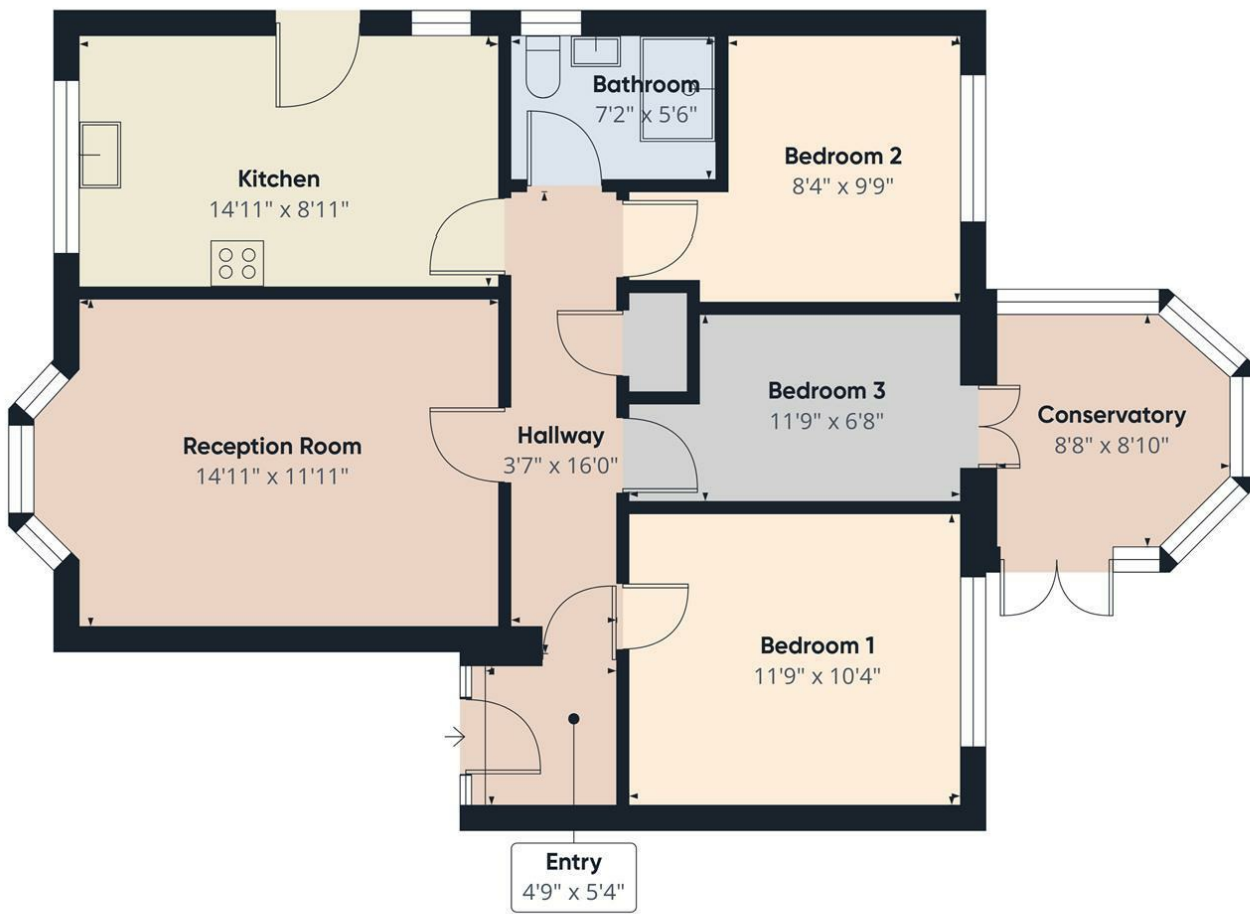
Freehold

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<sup>m</sup>  
835 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 Sutton-On-Sea office head west along the high street until you reach the roundabout and take the first exit onto Station Road. Continue for approximately 1 mile then turn left onto Sea Road. Take your first left onto Kipling Drive and then your first left onto Masefield Drive. You will find No. 23 on your left 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		76	81
	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	