CHOICE PROPERTIES

Estate Agents

Chapel Cottage Sea Lane, Sandilands, LN12 2RA

Price £269,950



Nestled in the charming area of Sea Lane, Sandilands, this delightful detached bungalow offers a unique opportunity for both comfortable living and potential business ventures. Originally a chapel, this property has been thoughtfully converted to create a warm and inviting home, perfect for families or those seeking a peaceful retreat.

The private, low-maintenance gardens offer a serene outdoor space, perfect for enjoying the fresh sea air without the burden of extensive upkeep.

For those considering a holiday let business, this property presents an excellent opportunity. Its location near the beach and charming character make it an attractive option for holidaymakers seeking a tranquil getaway.

The property has the benefit of UPVC double glazing and Gas central heating with zoned underfloor heating throughout. Internally the spacious well presented accommodation consists of:

Front entrance door to:

Entrance Lobby
5'5" x 3'1"
Spot lighting. Door to:

Open plan Kitchen/Living space
18' x 15'4"
With a range of modern fitted wall and base units with a large feature breakfast bar providing seating for six. Integrated appliances which include sink unit with mixer taps, integrated oven, fitted hob with extractor hood over, washing machine and dishwasher. Cupboard housing the Gas combination boiler which supplies the central heating and hot water. Gas meter. Electric meter and consumer unit. Underfloor heating (zoned with 'Nest' thermostat). Spot and feature lighting.

Hallway
14'8" x 2'11"
Timber flooring with Underfloor heating (zoned with 'Nest' thermostat). Access to the roof space.

Bedroom 1
12'3" x 8'7"
Timber flooring with underfloor heating (zoned with 'Nest' thermostat). Double opening patio doors to the rear.

Bedroom 2
11'5" x 9'1"
Timber flooring with underfloor heating (zoned with 'Nest' thermostat).

Bedroom 3/Sitting Room
8'11" x 8'8"
Timber flooring with underfloor heating (zoned with 'Nest' thermostat). Double opening patio doors to the rear.

Bathroom
11'5" x 5'2"
With white four piece bathroom suite which consists of a feature free standing bath, wash hand basin, w.c. and large shower enclosure with mixer shower. Fully tiled walls. Extractor fan. Chrome heated towel rail. Electric shaver point.

Front Driveway
Block paved.

Side Driveway
Accessed via large double opening timber gates is the rear driveway/garden which has been gravelled.

Garage
Up and over garage door. Power and lighting.

Gardens
To the front of the property is an enclosed garden space with artificial frac and an outside shower. To the side and rear are gravelled gardens with a timber decked space and a paved patio. Timber summerhouse.

Tenure
Freehold

Council Tax
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

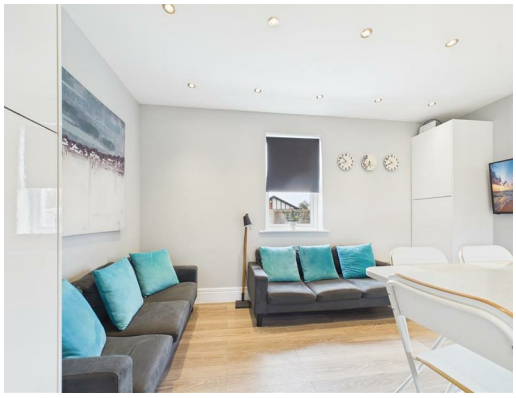
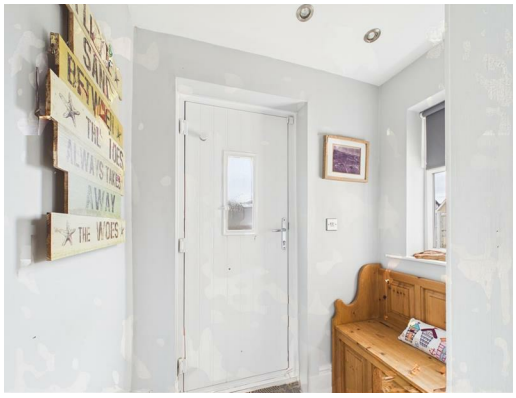
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Viewing Arrangements
Viewing by appointment through Choice Properties on 01507 443777.

Opening Hours
Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

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 regulations 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.

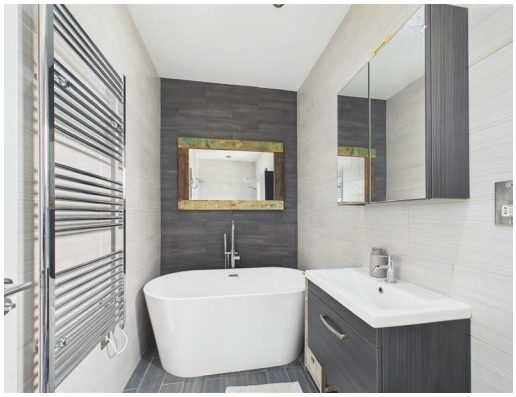
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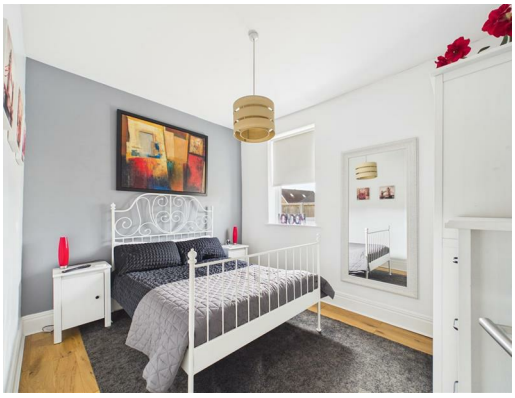



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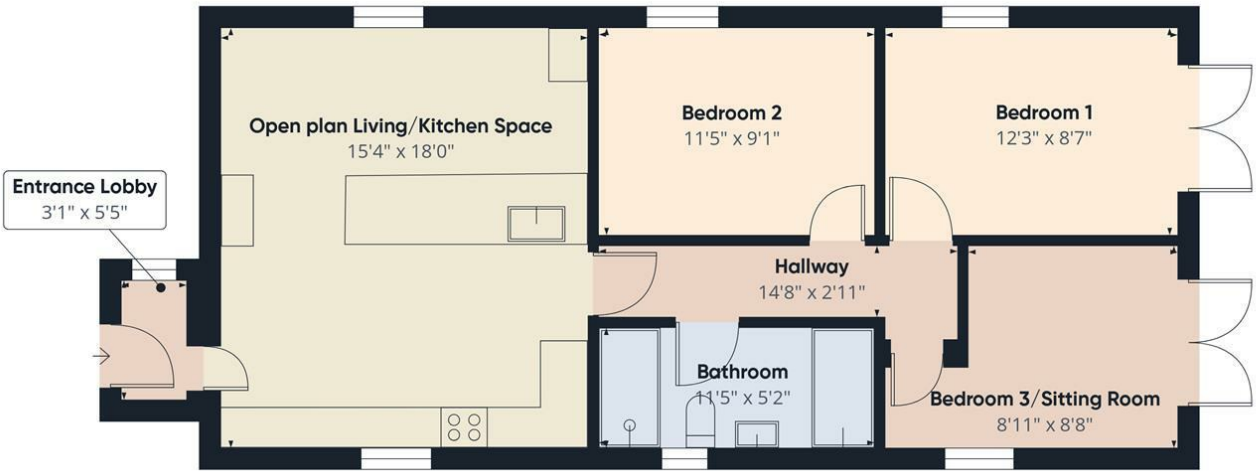











Approximate total area(1)

714 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.

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Directions

From our Sutton on Sea office turn right and at the mini-roundabout take the first exit to continue on the A52. After the turning for Sandilands on your left hand side, Chapel Cottage will be on your left hand side at the next junction.

