CHOICE PROPERTIES

Estate Agents

15 The Glade, Sandilands, LN12 2RZ

Price £265,000



Choice Properties are delighted to present this beautifully bight and well proportioned two bedroom detached bungalow. Nestled within Sandilands, this property is only moments away for the award wining sandy beaches and local amenities.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
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The well laid out and abundantly light accommodation comprises:

Entrance porch
5'1 x 3'3
Doors leading to:

Hallway
10'1 x 2'11
Loft access, radiator, door leading to :

Kitchen
8'4 x 9'8
Fitted with a range of wall and base units, inset sink with mixer tap and drainer , plumbing for a washing machine, space for under counter fridge / freezer, partly tiled walls, fitted storage cupboard, wall mounted "Worcester" combination boiler.

Reception room
17'5 x 12'10
Light and airy reception room, featured gas fire, double glazed windows to front aspect, radiator.

Bedroom 1
13'9 x 11'2
Spacious double bedroom, double glazed window to the rear aspect, radiator.

Bedroom 2
10'9 x 9'9
Double bedroom, fitted storage cupboard, double glazed window to the rear aspect, radiator.

Shower room
6'3 x 6'4
Three peice suite comprises, low level wc, vanity hand wash basin with mixer tap, shower cubicle, tiled walls, tiled floor, frosted double glazed window, towel radiator.

Garage
Up and over door.

Driveway
Provides off road parking.

Garden
Enclosed rear garden with a patio area, well maintained lawn, established shrubs and fenced boundaries creating a private outdoor space.

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 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
Contact Choice Properties on 01507 443777

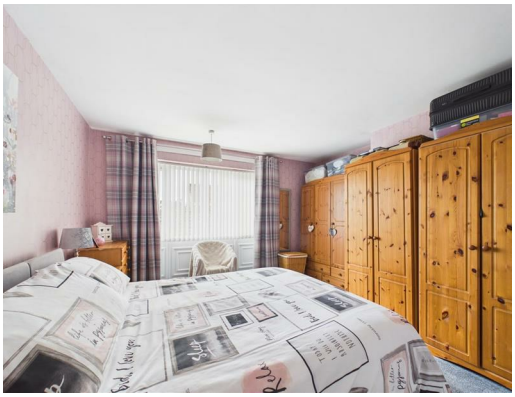
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.













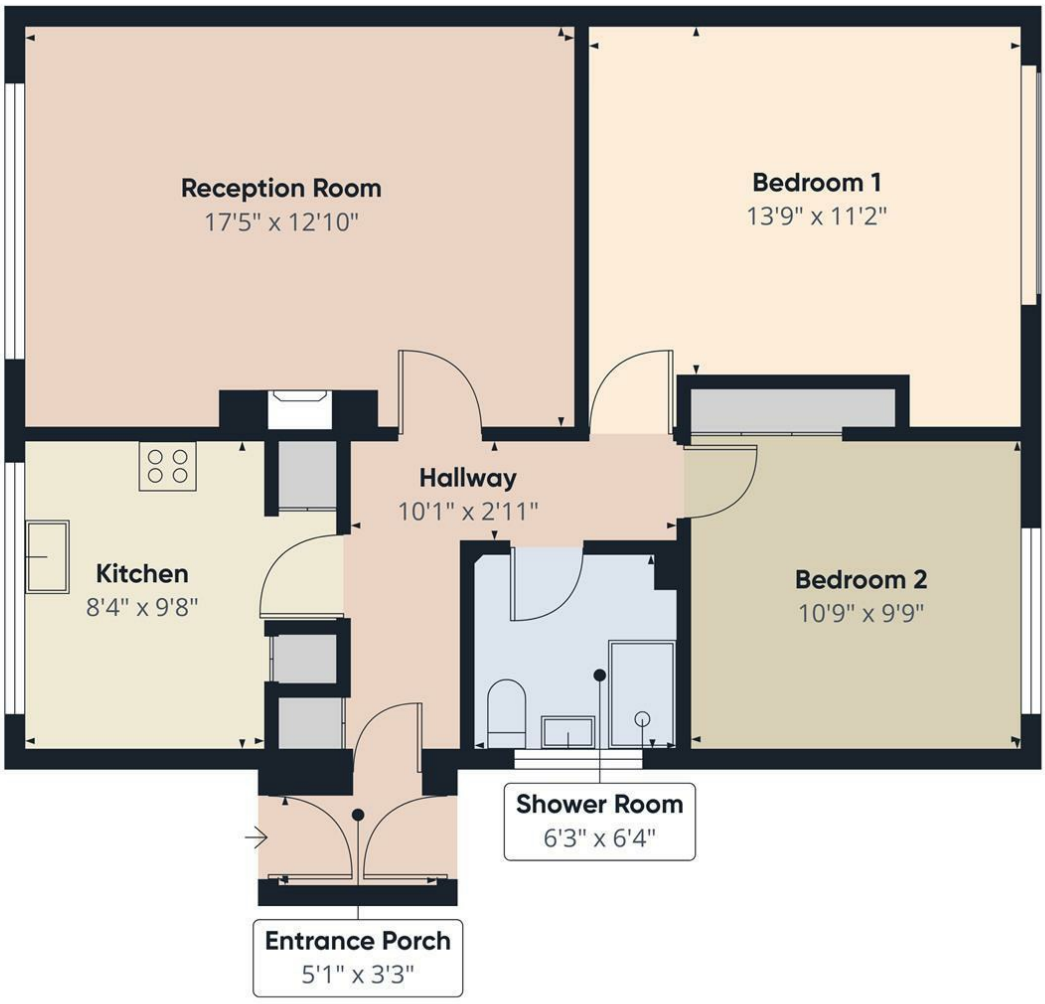














Approximate total area(1)

721 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 Sutton on Sea head South on the A52 into Sandilands and turn left onto Sea Lane. Take your first left on to Kipling Drive and The Glade is located about halfway along on your right hand side. Number 15 can be found on your right hand side.

