



# CHOICE PROPERTIES

*Estate Agents*

8 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 charming 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:-

### **Entrance Hall**

3'9 x 4'0

With UVPC entrance door. UVPC door leading to:-

### **Hallway**

8'6 x 9'0

With internal doors leading to all interior rooms. Storage cupboard housing 'Worcester' combi boiler. Access to loft. Radiator. Power points.

### **Kitchen**

8'6 x 13'7

Fitted with wall and base units with worksurfaces over. Four ring gas hob with extractor hood over. One and a half bowl stainless steel sink with mixer tap and drainer. Tiled floor. Plumbing for washing machine. Space for fridge freezer. Spot lighting. UVPC door to garden. Tall flat panel radiator. Power points. UVPC window to rear aspect.

### **Living Room**

12'6 x 17'10

Gas fireplace with tiled hearth and brick surround. Large UVPC bow window to front aspect. Radiator. Tv aerial point. Telephone point. Power points. Sliding glass door to:-

### **Conservatory**

11'9 x 8'2

With UVPC double glazed windows to all aspects. UVPC sliding door to garden.

### **Bedroom 1**

8'11 x 11'6

Double bedroom with a fitted sliding door wardrobe. Radiator. Tv aerial point. Power points. UVPC window to rear aspect.

### **Bedroom 2**

9'8 x 8'8

Double bedroom with fitted mirror sliding door wardrobe. Radiator. Power points. UVPC window to front aspect.

### **Bedroom 3**

7'9 x 10'6

Double bedroom currently used as a dining room. Telephone point. Radiator. Power points. UVPC window to front aspect.

### **Shower Room**

5'7 x 6'1

Fitted with a three piece suite comprising of shower cubicle with electric shower, wash hand basin with mixer tap set over vanity unit, and a push flush w.c. Chrome heated towel rail. Extractor. Tiled walls and floor. UVPC window to side aspect.

### **Gardens**

To the rear, the property boasts a fully enclosed rear garden with fencing to the perimeter. The garden is block paved for ease of maintenance and features two garden sheds providing ample storage. To the front there is a small gravelled garden adjacent to the driveway which is home to a variety of mature plants.

### **Driveway**

Brick paved driveway providing off the road parking space for up to 3 vehicles.

### **Garage**

## **Tenure**

Freehold.

## **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.

## **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

## **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.

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>  
899.42 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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. 8 on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			53
(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			
(55-60) 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	

