



# CHOICE PROPERTIES

*Estate Agents*

Konigsee, 6 Sandhurst Road,  
Sandilands, LN12 2RH

Reduced To £415,000



Choice Properties are excited to offer for sale this most spacious three bedroom detached bungalow in an idyllic position being only a stone's throw from Sandiland's 'Blue Flag' award winning golden sandy beaches. Offering a generously proportioned layout, the property boasts a well tended privately enclosed garden as well as a double garage to the rear. Early viewing is most certainly advised.

The abundantly light and beautifully presented accommodation comprises:-

### **Hallway**

17'1" x 4'11"

Enter via uPVC double glazed front entrance door, spacious L-Shaped hallway, loft access, telephone point.

### **Kitchen**

12'10" x 11'0"

Fitted with a stylish range of wall and base units with complimentary worksurfaces over, one and a half bowl resin sink unit with drainer and stainless steel mixer tap, integral double cooker, four ring induction hob with featured stainless steel extractor hood over, integrated fridge/freezer and dishwasher, wall mounted fuse box, inset spot lights to the ceiling, pedestrian door to the side aspect, door to:-

### **Dining room**

11'2" x 11'3"

Large bay window to the front aspect, ample room for a dining table, featured timber panelled ceiling,

### **Reception room**

13'3" x 22'10"

Abundantly light reception room, TV Aerial point, feature fireplace, timber double opening doors leading to:-

### **Sun room**

11'3" x 16'6"

Spacious conservatory, timber panelling to the ceiling, pedestrian door to the side aspect.

### **Bedroom 1**

13'1" x 14'10"

Remarkably spacious double bedroom with dual aspect windows. Pedestal wash hand basin.

### **Bedroom 2**

18'2" x 11'8"

Remarkably spacious double bedroom, pedestal wash hand basin with tiled splash backs. Sliding patio door to garden.

### **Bedroom 3**

13'2" x 9'11"

Remarkably spacious double bedroom, pedestal wash hand basin with tiled splash backs.

### **Bathroom**

13'1" x 7'0"

Fitted with a modern three piece suite comprising corner panelled bath with mains power shower over, wash hand basin set into vanity unit with mixer tap, w.c., tiled splash backs, shaving point, airing cupboard housing the hot water cylinder and shelving.

### **Shower Room & WC**

8'8" x 7'5"

Fitted with a two piece suite comprising pedestal wash hand basin with mixer tap, w.c., tiled splash backs. Large fully tiled shower with main power shower and supplementary electric shower.

## **Driveway**

Paved driveway providing off road parking for ample vehicles. Large gate leading to the double garage.

## **Detached Double Garage**

18'0" x 20'2"

Impressive double garage with electric roller doors, power and lighting.

## **Garden**

The property stands proudly upon an attractive and generously sized plot. The gardens are neatly laid to lawn and feature an abundance of established plants, trees and shrubbery throughout. The garden is privately enclosed with timber fencing to the boundaries. There is also a paved patio seating area which is ideal for soaking up the sunshine or dining alfresco. Featured steps lead down onto the lawned garden. A timber gate to the side provides access to the front.

## **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 D.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, Sutton- On -Sea - Tel 01507 443 777

## **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 together with a current utility bill. 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 to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

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. 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.









Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1993.37 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# Directions

From our Sutton office head west to the mini roundabout and turn left on the A52 towards Skegness. As you leave Sutton on Sea and enter Sandilands turn left onto Sea Lane. Then at the Fat Seagull turn left onto Sandhurst road. Continue on Sandhurst road and Konigsee can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-60) D			67
(39-54) E			
(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	

