CHOICE PROPERTIES

Estate Agents

8 Walkington Way, Sandilands, LN12 2UD

Reduced To £265,000



** No onward chain** Choice Properties are delighted to offer this spacious three-bedroom detached bungalow. This well-maintained property is located on a sought after, quiet, residential road with convenient access to the beach. Early viewing is advised.

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 internal accommodation of this beautiful bungalow consists of:-

Porch
5'1" x 5'8"
With front access.

Hallway
9'2" x 9'5"
Radiator. Access to partly boarded loft. Built in airing cupboard housing the hot water cylinder.

Reception Room
17'5" x 12'0"
Bay window to front. Radiator. T.V Aerial point. Gas fire set into featured surround.

Kitchen/Diner
7'6" x 15'2"
Radiator. Fitted wall and base units with work surfaces over. One-and-half bowl sink unit and drainer with mixer tap. Integrated oven and gas hob. Plumbing for washing machine. Tiled flooring.

Conservatory
9'8" x 11'3"
T.V Aerial point. Door leading out to rear garden.

Bedroom 1
12'10" x 10'4"
Radiator. Fitted wardrobes and access to en-suite. T.V Aerial point.

En-suite Shower Room
9'9" x 2'7"
Three-piece suite consisting of Triton Vega shower, wash hand basin with mixer taps and W.C. Fully tilled walls.

Bedroom 2
9'9" x 8'2"
Radiator.

Bedroom 3
11'6" x 6'8"
Radiator.

Bathroom
9'2" x 5'1"
Three-piece suite consisting of bath with mixer shower taps, pedestal wash hand basin with W.C. with dual push button flush. Fully tilled walls.

Garage
17'3" x 8'2"
With double opening garage doors. Power and lighting. Houses the wall mounted gas boiler.

Gardens
To the front of the property a driveway providing off-road parking leads to the integral single garage. There is an attractive front garden. A secure timber gate to the right provides access to the rear garden. The rear garden which is mostly laid to lawn. This relaxing garden also features a useful timber shed.

Tenure
Freehold

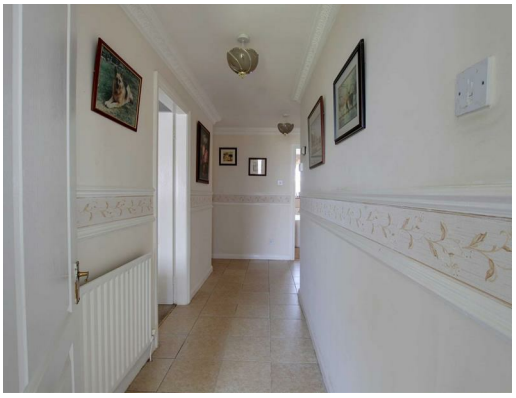
Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.



















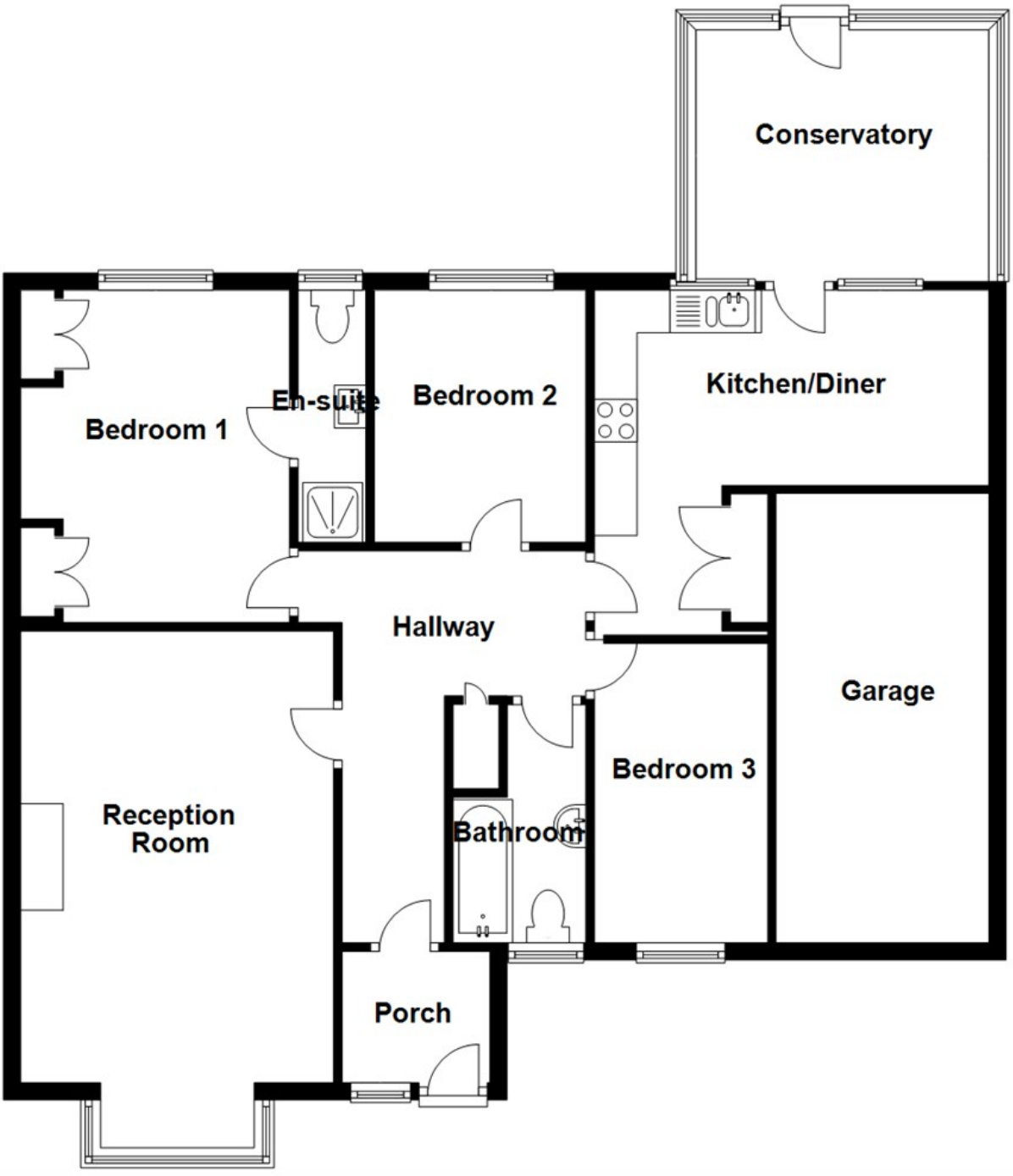








Ground Floor



Directions

From our Sutton office head right along the High Street. At the mini roundabout bear left on to Station Road and continue along towards Sandilands. After you have passed through Sutton on Sea and into Sandilands turn left onto Sea Lane. Follow along to the end of the road and bear right on to Roman Bank. Take your first right on to Walkington Way. Number 8 can be found a short distance on your right.

