



Kipling Drive, Sandilands



**£340,000**

- Spacious Detached Bungalow
- THREE Bedrooms
- Small Holding - Large Rear Enclosure  
Garden
- Driveway and Garage
- Private Rear Garden
- Shower Room
- Freehold
- EPC rating D



Northwood are pleased to offer for sale a Beautiful detached THREE bedroom bungalow in the sought after location of Sandilands, Sutton on Sea, having been fully modernised by the current owners to a good standard, this property is ready to move into. The property benefits from gas central heating, Upvc double glazing, also having a good size lounge, shower room, kitchen, the ability to change the third bedroom to either an office or dining room, a larger than average rear garden currently used as a small holding. This property MUST be viewed to appreciate the internal and external features.

### Entrance

Entry via a stable style half glazed composite door into;

### Kitchen

Having a range of wall and base units in white gloss, complimentary work surface over, space and plumbing for washing machine, dishwasher and tumble drier, space for large fridge freezer, tiled flooring and part tiled walled, floor standing boiler gas boiler, single drainer sink with "Quooker" tap over, space for free standing cooker, voice activated ceiling spot lighting, door into the lounge.



## Lounge

Having a large Upvc window to the front elevation, ceiling light, Tv point, central heating radiator, being a quirky room with the inner hall being open from the lounge.

## Inner Hall

Being open from the lounge, and giving access to the bedrooms and shower room.

## Dining Room/Bedroom Three

Having two Upvc windows to the front elevation making this a bright airy room, ceiling light and central heating radiator, currently used as a home office, but could also be used as the third bedroom or even a dining room.

## Bedroom One

Having a Upvc window to the rear elevation double central heating radiator, ceiling light, electric sockets.

## Bedroom Two

Good size double bedroom with a window to the front elevation.

## Shower Room

Having fully tiled walls and full wet room no slip flooring, walk in shower cubical with electric shower, Upvc window to the rear elevation, pedestal wash hand basin and duel flush WC, ceiling light and radiator.

## Enclosed Rear Garden

Being a good size rear fully enclosed garden, currently used as a small holding by the current owners but would make a fantastic entertaining garden in all seasons.

## Front Garden

Being open to the pavement with feature lawned area.

## Driveway

Having a half moon block paved turning driveway.

## Garage

With electric door, power and lighting.

## Location

Sutton on Sea with its sandy beaches is situated on the east Lincolnshire Coast, with its range of facilities including primary school, doctors surgery, range of shops being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approximately 3 miles to the north and has additional amenities including a cinema and sports centre. Secondary Schools both Grammar and comprehensive can be found at the market town of Alford approximately 6 miles away.

## Directions

From our office on Victoria road, head towards Victoria Rd/A52

Continue to follow A5, At the roundabout, take the 1st exit onto Station Rd/A5, Continue to follow A52, Turn left onto Sea Lane, Turn left onto Kipling Drive, continue to follow the road and the property can be found on the right hand side.

## Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band B. Northwood Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Agents Notes

These particulars are for guidance only. Northwood Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



## Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Viewings

By appointment with the Sole Agent Northwood Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

## How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.



Approximate total area<sup>(1)</sup>  
 698 ft<sup>2</sup>  
 65 m<sup>2</sup>

(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



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