



# CHOICE PROPERTIES

## *Estate Agents*

39 Kipling Drive,  
Sandilands, LN12 2RF

Reduced To £249,750



Choice Properties are delighted to present this most impressive two bedroom detached bungalow, occupying a sought after residential position in the popular village of Sandilands. This immaculate bungalow further benefits from generously proportioned rooms throughout, a privately enclosed garden to the rear with the added bonus of a private gate out onto the local conservation area of Acre Gap and off road parking. Early viewing is advised.

This abundantly light and bright internal accommodation comprises:

### **Entrance Hall**

uPVC front entrance door. Wall mounted thermostat controls. Telephone point. Access to the loft which houses the 'Valiant' combination boiler. Built in storage cupboard with shelving.

### **Reception Room**

11'8" x 18'9"

Light and airy reception room with electric fireplace set in feature surround. TV aerial point. Double windows to the front aspect.

### **Kitchen/Diner**

8'10" x 18'2"

Fitted with a range of wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap which also produces boiling water, integrated 'Neff' oven and grill, integrated four ring ceramic hob with 'Neff' extractor over. TV aerial point. Tiled flooring. Part tiled walls. Spot lighting. Double opening 'French' style patio doors to the garden.

### **Bedroom 1**

10'10" x 10'11"

Spacious double bedroom. TV aerial point.

### **Bedroom 2**

9'8" x 10'11"

Spacious double bedroom.

### **Shower Room**

5'10" x 6'7"

Fitted with three piece suite comprising shower enclosure with mains fed shower over, wc and hand wash basin set into vanity unit. Tiled flooring and walls.

### **Driveway**

Providing off street parking.

### **Garage**

With up and over door, power and lighting.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn, also featuring a paved patio area and small gravelled area for ease of maintenance. This attractive garden further benefits from 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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

### **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

### **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

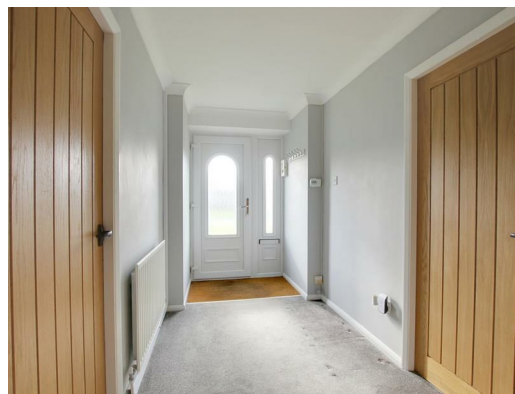
### **Making an Offer**

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.

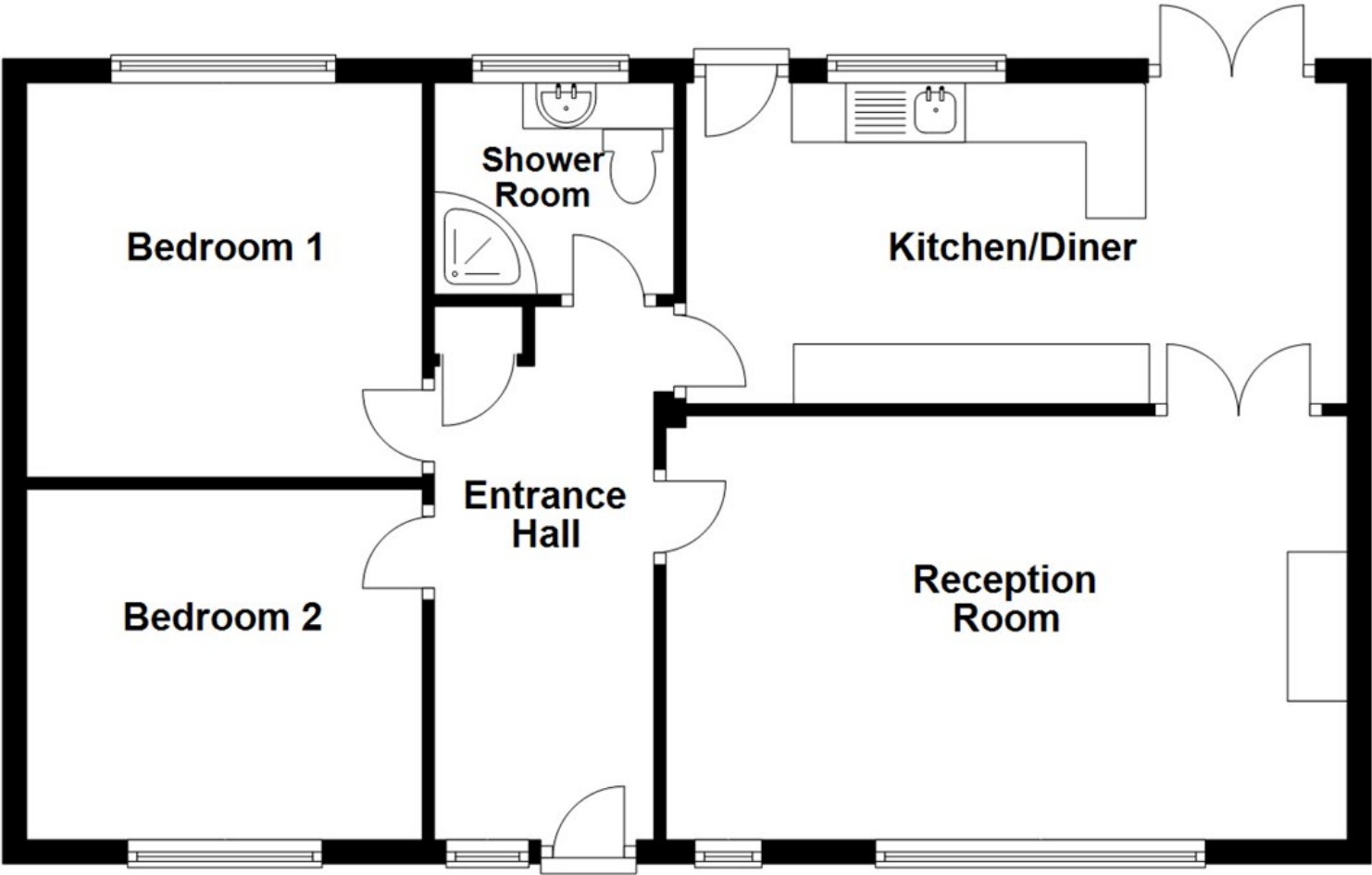








**Ground Floor**



# Directions

From our office head South on the A52 towards Skegness. After you have passed through Sutton on Sea and into Sandilands turn left onto Sea Lane. Take the first turning on the left into Kipling Drive and No. 39 can be found approximately half way along the road 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		
(55-68) D	65	
(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		
(55-68) 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		

