



# CHOICE PROPERTIES

## *Estate Agents*

Cedarwood Roman Bank,  
Sandilands, LN12 2RJ

Reduced To £315,000



Choice Properties are pleased to offer for sale this four bedroom detached, timber framed bungalow, situated in the ever sought after, quiet and residential village of Sandilands, only a stone's throw from the beach. Offering generously proportioned rooms, an expansive driveway, tandem garage and privately enclosed gardens, early viewing is advised.

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the timber framed property comprises:-

### **Entrance Porch**

7'01" x 7'11"

Front uPVC door leading into the entrance porch, which houses the wall mounted 'Potterton' combination boiler; supplying both the central heating and hot water systems. uPVC door to:

### **Hallway**

12'03" x 9'02"

Generously sized hallway with access to the loft, the wall mounted thermostat, a fitted storage cupboard and doors to:

### **Kitchen**

8'11" x 9'00"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space and plumbing for a washing machine, space for a freestanding fridge/freezer, built in pantry cupboard, partly tiled walls and a serving hatch into the dining area.

### **Reception Room/Dining Area**

24'11" x 18'08"

Light and airy reception room benefiting from sliding patio doors to the garden as well as double aspect windows to front and rear elevations. The reception room/dining area also features space for a freestanding electric feature fireplace in a bricked surround, TV aerial, wall lighting and ample space for a dining table.

### **Bedroom 1**

12'04" x 12'05"

Spacious double bedroom with a hand wash basin with single hot and cold taps; built into vanity unit and built in fitted wardrobes.

### **Bedroom 2**

12'04" x 9'11"

Spacious double bedroom with wall lighting, a hand wash basin with single hot and cold taps; built into vanity and fitted wardrobes.

### **Bedroom 3**

10'00" x 12'04"

Spacious double bedroom with a fitted wardrobe and wall lighting.

### **Bedroom 4**

9'02" x 9'01"

Double bedroom.

### **Shower Room**

5'11" x 8'02"

Fitted with a three piece suite comprising a walk in shower enclosure with mains fed shower head over, hand wash basin with single hot and cold taps; built into vanity and WC with cistern lever, partly mermaid boarded walls and a built in airing cupboard.

### **Driveway**

Providing ample off road parking.

## **Garage**

30'08" x 10'03"

Tandem garage with an electric roller door, power and lighting, a rear uPVC door and the garage also houses the wall mounted consumer unit.

## **Garden**

To the rear of the property you will find a generously sized and privately enclosed garden laid mostly to lawn with planting borders and timber fencing to the boundaries. The rear garden additionally features an array of well established plants and shrubs, as well as a paved paved seating area and greenhouse.

## **Tenure**

Freehold.

## **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.

## **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.

## **Additional note**

Please note that we believe this property to be of non-standard; timber framed construction.

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>  
1573 ft<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 only.

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# 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. The property will be found on your right hand side, before the turning for Walkington Way.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	

