CHOICE PROPERTIES

Estate Agents

Sea Links Cottage The Crescent, Sandilands, LN12 2RB

Price £375,000



Choice Properties are delighted to bring to the market a spacious three bedroom detached cottage located in a quiet position in the small coastal village of Sandilands. This home offers three reception rooms, two large conservatories and two shower rooms. Located moments from the beach, with good sized attractive private gardens and a large driveway providing ample parking, we highly recommend viewing this beautiful home.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
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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 property has the benefit of Gas central heating and UPVC double glazing. The spacious well laid out internal accommodation comprises:

Entrance Reception
Staircase to the first floor landing, radiators.

Hallway
Doors leading to:

Kitchen
Fitted wall and base units with work surfaces over. Feature fireplace with 'Aga' , fitted cupboards to the side ,one and half bowl sink unit and drainer with mixer tap, radiator, partly tiled walls, door leading to:

Dining Room
Original feature fireplace, radiator ,double opening 'French' doors to front patio area.

Utility Room
Fitted wall and base units with work surfaces over, part tiled walls, electric cooker point , Plumbing for a washing machine.

Conservatory
Fitted with a ceiling fan/light. Door to rear garden and door to:

Reception Room
Light and airy reception room, featured wood burning stove, box bay window to the front aspect.

Conservatory
UPVC door to rear garden and door to the store.

Shower Room
Three piece suit comprises, low level wc ,dual flush, vanity hand basin unit, dual tap, shower cubicle, towel radiator.

Landing
Access to the loft, storage cupboard, doors leading to:

Bedroom 1
Double bedroom, radiator.

Bedroom 2
Double bedroom, radiator.

Bedroom 3
Double bedroom, fitted wardrobes, radiator

Shower Room
Three piece suit comprises, low level wc, dual flush, vanity hand basin unit, mixer tap, shower cubicle.

Driveway
Providing off road parking.

Garden
To the side is a good sized lawned garden set with a variety of well established plants, trees and shrubs, to the rear is the enclosed garden which once gain is laid to lawn and edged with plants and shrubs. This leads on to a further area with brick built barbecue and a seating area, beyond the barbecue area is a further secluded lawned garden. To the front of the property is a paved patio area with walling to two sides.

ADDITIONAL NOTE
Please note, this property is being sold on behalf of the owner of Choice Properties.

Tenure
Freehold.

Council Tax Band
TBC

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.

Viewing Arrangements
Viewing by Appointment through Choice Properties, Sutton On Sea - Tel 01507 443777.

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.











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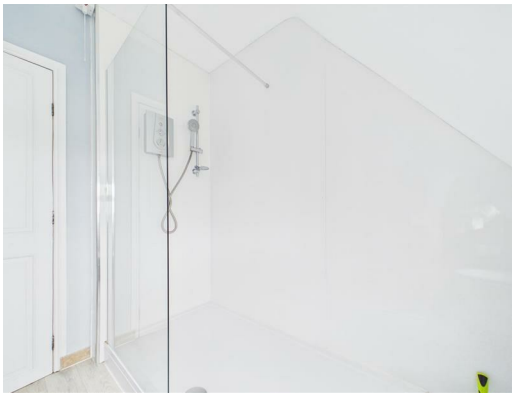
















Floor 0



Floor 1

Approximate total area(1)

1789 ft²

Reduced headroom

64 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 office head right along the High Street to the mini roundabout. Turn left along the A52 in the direction of Huttoft. As you enter Sandilands turn left onto Sea Lane and the turning into The Crescent Sea Links can be found on the right hand side.

