



CHOICE PROPERTIES

Estate Agents

3 Tennyson Close,
Sandilands, LN12 2TL

Price £230,000



Choice Properties are pleased to present for sale this two bedroom detached bungalow, situated in a quiet cul-de-sac location, only a short walk from the 'Blue Flag' Award winning beaches in Sandilands. Offering a spacious interior layout, easy to maintain gardens, driveway and garage; early viewing is certainly advised with the property being further offered with no onward chain.

Offering a mains gas central heating system, the generously proportioned accommodation comprises:-

Hallway

3'06" x 5'07" extending to 12'01" x 3'04"

Front uPVC door leading into the 'L' shaped hallway with wall lighting, a built in storage cupboard, loft access and doors to:

Reception Room

12'06" x 10'10"

Fitted with a gas fireplace set in a feature surround with wooden mantle, TV aerial and double opening 'French' doors to the:

Conservatory

8'06" x 18'01"

Benefiting from triple aspect windows, with a single door to side aspect, sliding patio doors to the rear garden, a polycarbonate roof, power, wall lighting, radiator and ample space for a dining table.

Kitchen

9'03" x 9'00"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, breakfast bar area, partly tiled walls and a door to the conservatory.

Bedroom 1

16'05" x 11'00"

Remarkably spacious double bedroom benefiting from a bow window to front aspect and fitted with a range wardrobes and bridging units.

Bedroom 2

7'02" x 9'00"

Housing the wall mounted consumer unit.

Shower Room

8'02" x 5'04"

Fitted with a three piece suite comprising a large shower enclosure with sliding door and electric shower over, pedestal hand wash basin with mixer tap and WC with cistern lever, partly tiled-part mermaid boarded walls, extractor fan and a shaver point.

Garden

To the rear of the property you will find a privately enclosed garden laid with shingle for ease of maintenance with timber fencing to the boundaries. The rear garden also benefits from a sizeable paved patio seating area, providing the perfect space for outdoor relaxing, dining or entertaining.

Driveway

Block paved driveway providing off road parking.

Garage

16'10" x 9'01"

With an electric roller door, power and lighting, rear uPVC door and the garage also houses the wall mounted gas 'Viessman' boiler.

Tenure

Freehold

Viewing Arrangements

By appointment through Choice Properties on 01507 443777

Opening Hours

Monday - Friday: 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,

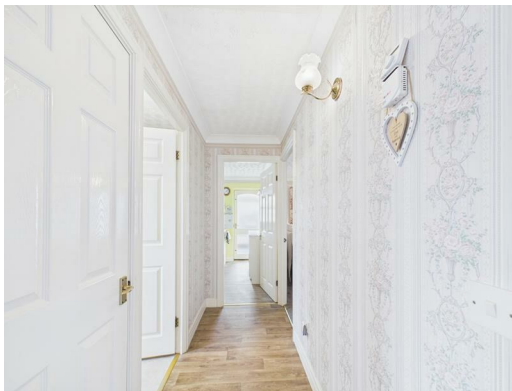
LN9 6PH

Tel. No. 01507 601 111

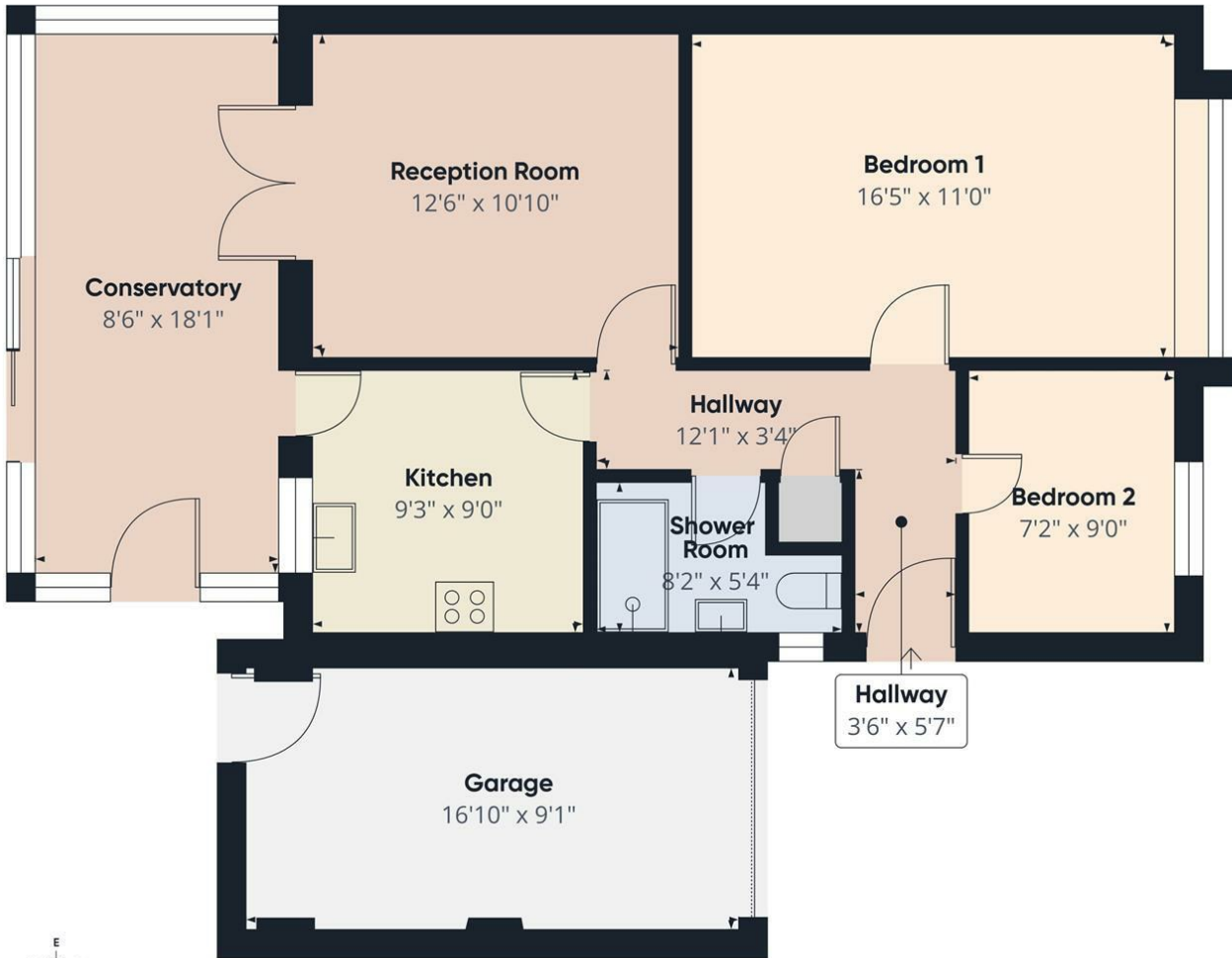
Website: www.e-lindsey.gov.uk

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

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^m
903 ft²

(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.

GIRAFFE360



Directions

From our Sutton on Sea office head South on the A52 into Sandilands and turn left onto Sea Lane. Take your first left on to Kipling Drive and then on to Masefield Drive which is the first turning on your left hand side. Follow the road along and take your next right on to Tennyson Close.

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		71	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

