



CHOICE PROPERTIES

Estate Agents

26 Walkington Way,
Sandilands, LN12 2UD

Price £299,950



It is a pleasure for Choice Properties to offer for sale this spacious and well presented two bedroom detached bungalow, ideally located close to the golden sandy beaches in the sought after Walkington Way. Offering a high quality finish throughout and further benefitting from an integral garage, driveway, conservatory and privately enclosed gardens to the rear, early viewing is certainly advised!

Offering generously proportioned rooms throughout with a desirable layout, the abundantly light accommodation comprises:-

Entrance Porch

4'4" x 2'6"

With uPVC entrance door. Exposed brick and lighting, uPVC door leading to the hallway.

Hallway

4'9" x 15'10"

Bright and airy hallway with hardwood floors with doors accessing;

Reception Room

10'11" x 16'2"

Consisting of dual aspect windows, allowing plenty of light into the reception Room. Feature fire place, TV aerial point.

Kitchen/Dining Room

11'0" x 12'0"

Bright kitchen, the current sellers also use this as a dining room as well. Integrated oven, electric hob, extractor fan, 1.5 stainless steel sink and mixer tap. Partly tiled walls and wooden flooring.

Utility Room

9'1" x 6'10"

Partly tiled walls and wood flooring throughout, mixture of wall units, plumbing for washing machine and access to garage. Fitted with a stable door accessing the conservatory.

Bedroom 1

14'4" x 9'0"

Large double room.
Hard wood flooring throughout.

Bedroom 2

8'11" x 9'11"

Double bedroom.

Shower Room

8'10" x 5'7"

Built in vanity with basin and mixer tap, WC with cupboards and draws. Heated towel rail. Mains fed walk in shower. Tiled walls

Conservatory

12'1" x 8'6"

uPVC door leading to your garden

Garage

8'10" x 17'8"

Fitted with light and power, electric roller shutter door. The garage also has a loft which is boarded.

Garden

Manageable garden with an array of shrubs and plants. Timber fencing surrounding the boundary. A variety of shingle, slabs and lawn to the rear of the property, also benefiting from a garden shed.

Driveway

Large frontage, plenty of parking for several cars.
Part resin and part shingled driveway.

Viewing Arrangements

Contact Choice Properties, Sutton On Sea on 01507443777.

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

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

Making An Offer

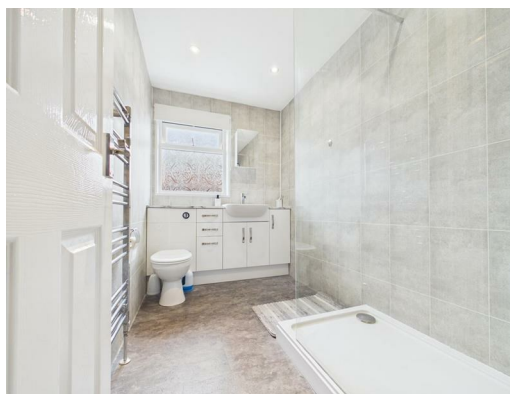
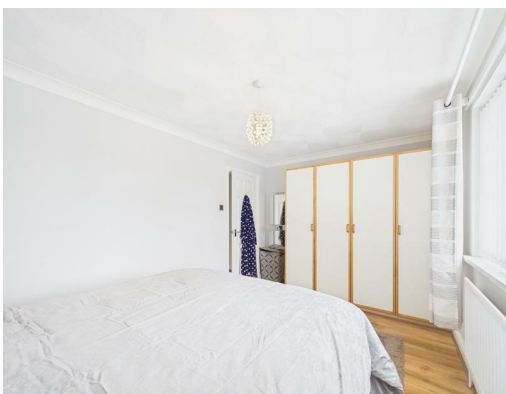
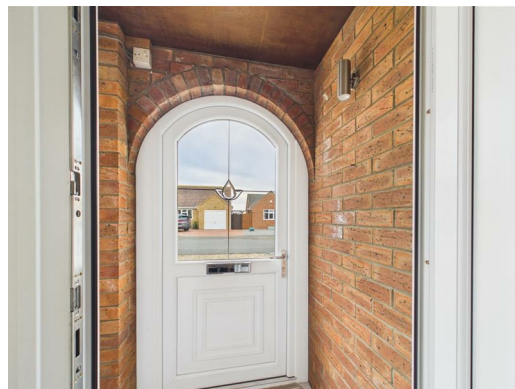
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

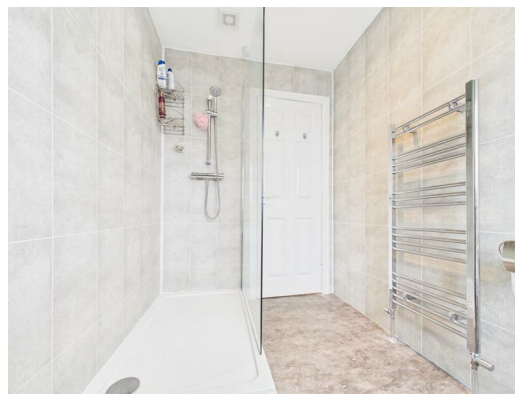
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours

Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

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
988 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.

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Directions

From our 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. Take your first right on to Walkington Way carry on half way and number 26 can be found just after the turning for Drakes Close.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		74
(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 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		

