



# CHOICE PROPERTIES

*Estate Agents*

12 Masefield Drive,  
Sandilands, LN12 2SF

Reduced To £300,000



Choice Properties are delighted to offer for sale this spacious, modern detached two bedroom (one en-suite) bungalow, offering exceptionally well presented accommodation in this sought after residential location. It is situated in a pleasant position in the village of Sandilands, close to the beach and neighbouring village of Sutton on Sea.

With the added benefit of Gas Fired Central Heating and UPVC Double Glazed windows and doors. The well laid out internal accommodation of this beautiful bungalow consists of:

### **Front entrance door to:**

#### **Lobby**

5'3" x 4'8"

Radiator. Door to:

#### **Hallway**

16'2" x 3'7"

Radiator. Access to the loft area. Smoke alarm.

#### **Lounge**

15'2" x 12'2" plus bay

Bay window to front. 2 radiators. wall and centre lighting. Gas fire set in feature surround.

#### **Kitchen/Diner**

15'3" x 9'7"

Fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Plumbing for washing machine and dishwasher. Space for cooker. Part tiled walls. Tiled floor. Radiator. Side door. Telephone point. Gas boiler which supplies the central heating and hot water. Programmer controls.

#### **Bathroom**

7'2" x 5'7"

With three piece suite which consists of a panelled shower bath with mixer shower and screen over, pedestal wash hand basin and w.c.. Radiator. Fully tiled walls. Tiled floor. Electric shaver point.

#### **Bedroom 1**

12'2" x 11'4"

Radiator. fitted wardrobes. door to:

#### **En-suite**

8'5" x 5'6"

With three piece suite which consists of a shower enclosure with mixer shower, pedestal wash hand basin and w.c. Radiator. fully tiled walls. Tiled floor. Electric shaver point. Airing cupboard housing the hot water cylinder with immersion heater.

#### **Bedroom 2**

12'0" x 10'1"

Radiator. Fitted wardrobes. double doors leading through to:

#### **Conservatory**

19'5" x 7'7" extending to 11'10"

L-shaped. Radiator. Fan lighting. Double doors leading out to the rear garden.

#### **Driveway**

Block paved driveway to the front.

#### **Garage**

17'9" x 9'3"

Up and over garage door. Power and lighting.

#### **Gardens**

## **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 C.

## **Opening Hours**

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

## **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.

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

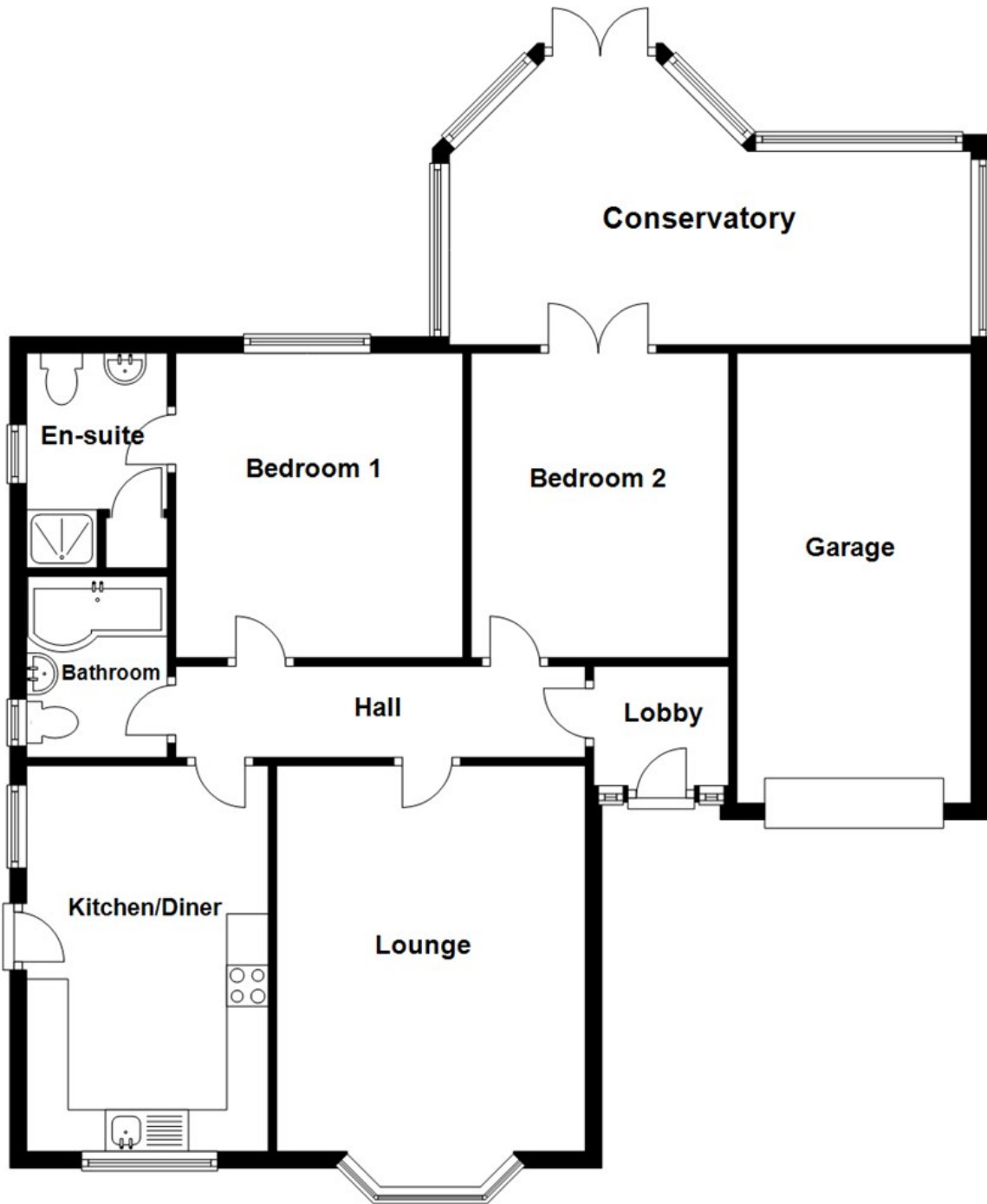
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**Ground Floor**



# Directions

From Sutton on Sea head South on the A52 into Sandilands and turn left onto Sea Lane. Take your first left on to Kipling Drive and Masefield Drive is the first turning on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(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	

