



CHOICE PROPERTIES

Estate Agents

Uplands 5 The Crescent,
Sandilands, LN12 2RB

Price £535,000



It is a pleasure for Choice Properties to bring to the market this most individual detached 5 bedroom residence with 3 reception rooms and large driveway & garage. Standing in good sized private gardens this capacious home is located close to the beach in a most sought after position in the quiet coastal village of Sandilands. We highly recommend viewing this most attractive home.

With the benefit of Gas Central Heating the well laid out accommodation consists of:-

Kitchen

12'0" x 17'10"

Composite stable door leading into the modern kitchen, which is fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring gas hob with extractor hood over, double electric oven, space for a dishwasher, space for a freestanding 'American' style fridge/freezer and plumbing for a washing machine, larder cupboards/units, part tiling to the walls, inset spot lighting, double aspect windows and the kitchen also houses the wall mounted 'Ideal' combination boiler, which is 5 years old and supplies both the central heating and hot water systems.

Dining Room

12'0" x 12'11"

Spacious dining room providing ample space for a dining table and featuring double aspect windows including a large bay window to side aspect, cast iron log burning stove set in a stone surround with a wooden over mantle, laminate flooring and inset spot lighting.

Reception Room

16'0" x 12'11"

Benefiting from double aspect windows including a large bay window to front aspect and fitted with a multi fuel stove in a bricked surround with a wooden mantle, laminate flooring, two wall lights, TV aerial and telephone point.

Sun Room

21'4" x 12'2"

With an apex polycarbonate roof, triple aspect windows and two sets of double opening 'French' doors, part laminate floor, a gas fireplace set in a tiled hearth and surround with a wooden mantle, ample space for a dining table, original wooden ceiling beams offering character and inset spot lighting.

Lobby

8'11" x 9'8"

With the wall mounted 'British Gas' thermostat, stairs to the first floor and doors to:

Cloakroom

8'4" x 2'10"

Bi folding door leading into the cloakroom, featuring shelving and pegs for storage and coats and the cloakroom also houses the wall mounted consumer unit.

WC

8'11" x 2'11"

Fitted with a WC with dual flush button, hand wash basin with single hot and cold taps built into vanity, and an under-stair storage recess.

Landing

4'1" x 16'2"

Providing doors to:

Bedroom 1

10'5" x 12'11"

Remarkably spacious double bedroom with the original feature fireplace. Door to en-suite shower room.

En-suite Shower Room

3'1" x 9'9"

Fitted with a three piece suite comprising a shower cubicle with a mains fed double shower head over, hand wash basin with mixer tap built into vanity and WC with dual flush button, tiling to the floor and part tiling to the walls, inset spot lighting and an extractor vent.

Bedroom 2

8'11" x 12'11"

Spacious double bedroom with a TV aerial.

Bedroom 3

8'10" x 12'11"

Spacious double bedroom.

Bedroom 4

8'11" x 10'6"

Double bedroom with laminate flooring and loft access.

Bedroom 5/Study

4'11" x 9'9"

Bedroom ideal for a nursery or home study with two storage alcoves and loft access.

Bathroom

13'4" x 7'9"

Fitted with a five piece suite comprising an oval freestanding double ended bath tub with mixer tap and shower attachment, large shower cubicle with a mains fed shower over and an isolated extractor fan and light, square pedestal hand wash basin with single hot and cold taps, WC with dual flush button and a bidet, inset spot lighting, tiled flooring and part tiling to the walls, loft access and the bathroom also has an airing cupboard (measuring 3'02" x 3'00") housing the hot water cylinder.

Driveway

Two driveways providing off road parking for several vehicles and ample space for a caravan/campervan.

Garage

19'02" x 10'01"

Detached garage with an electric roller door, power and lighting, under soffit lighting and a rear window.

Gardens

Surrounding the property is a privately enclosed sizeable garden, laid to lawn with timber fencing to the boundaries, and two sets of double opening gates to the front of the garden. The expansive gardens also feature an array of beautifully presented plants and shrubs, a timber summer house and a large paved patio seating area.

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 E.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

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.

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.

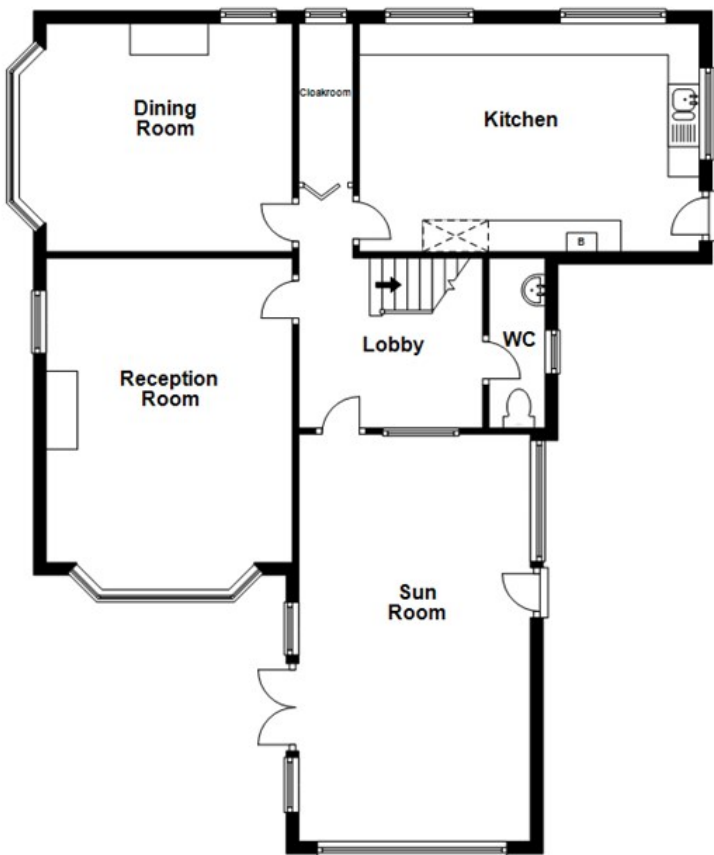






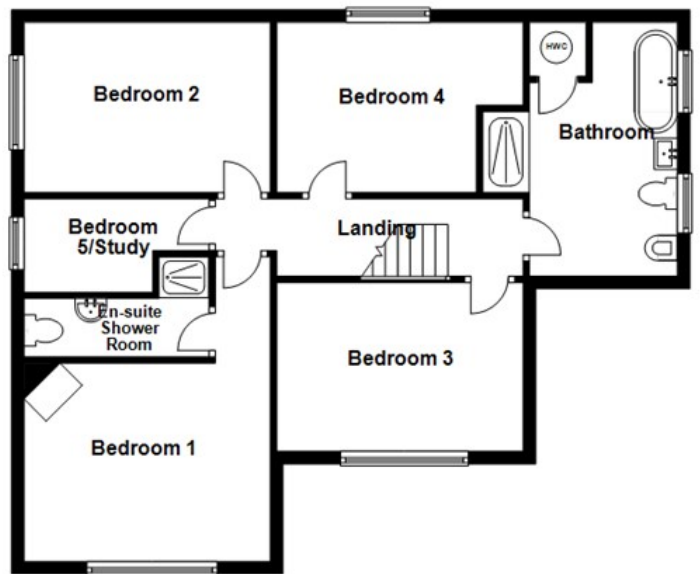
Ground Floor

Approx. 94.7 sq. metres (1019.0 sq. feet)



First Floor

Approx. 71.7 sq. metres (771.7 sq. feet)



Total area: approx. 166.4 sq. metres (1790.7 sq. feet)

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' can be found a little way down on the 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		61
(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	

