



# CHOICE PROPERTIES

*Estate Agents*

11a Bluestone Way,  
Sandilands, LN12 2UU

Price £385,000



It is a pleasure for Choice Properties to bring to the market this beautifully presented four bedroom (one en-suite) detached bungalow, situated in the most sought after position within Sandilands. The property further benefits from two bathrooms, driveway with carport and garage plus well tended gardens. Viewing is highly recommended.

The property has the benefit of Gas central heating and UPVC double glazed windows and doors. Internally the spacious well presented accommodation consists of:

**Front entrance door to:**

**Entrance Hall**

2 Radiators. Access to the loft area. Parquet flooring. Fitted cloaks cupboard. Smoke alarm. Telephone point. Thermostat control for the central heating.

**Lounge/Diner**

13'5" x 24'2"

Gas fire set in feature surround. 2 radiators. Wall and centre lighting. Double opening doors leading through to:

**Conservatory**

12'6" x 15'5"

2 radiators. Double opening doors leading out to the rear patio and garden.

**Kitchen**

9'11" x 10'7"

Fitted wall and base units with work surfaces over. Ceramic sink unit and drainer with mixer taps. Integrated electric oven and 5 ring gas hob plus extractor hood over. Part tiled walls. Radiator. Door to:

**Utility Room**

8'0" x 9'10"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Plumbing for washing machine. Radiator. Extractor fan. Fitted pantry cupboard. Gas combination boiler which supplies the central heating and hot water. Door leading out to the rear patio and garden.

**Bedroom 1**

14'2" x 12'3"

Radiator. Fitted wardrobes. Door to:

**En-suite**

3'0" x 8'8"

With three piece suite which consists of shower enclosure with mixer shower, wash hand basin and w.c. Radiator. Half tiled walls. Extractor fan.

**Bedroom 2**

10'3" x 9'9"

Radiator.

**Bedroom 3**

10'10" x 9'2"

Radiator. Fitted wardrobes.

**Bedroom 4**

10'3" x 6'11"

Radiator.

**Bathroom 1**

6'8" x 8'8"

With three piece suite which consists of a panelled bath, wash hand basin and w.c. Half tiled walls. Radiator. Extractor fan. Airing cupboard with inset radiator.

## **Bathroom 2**

6'10" x 5'6"

With three piece suite which consists of a panelled bath with mixer shower and screen over, wash hand basin and w.c. Fully tiled walls. Extractor fan.

## **Driveway**

Block paved driveway with ample parking for several vehicles. Carport.

## **Garage**

16'1" x 9'10"

With electric garage door and personal door to the rear. Power and lighting.

## **Gardens**

To the front of the property at either side of the driveway are feature borders. To the side is a vegetable garden with raised planters, large greenhouse and shed. To the rear is a privately enclosed garden which is laid to lawn with raised planters and feature borders plus a large patio area.

## **Tenure**

Freehold

## **Council Tax**

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 D.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 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.





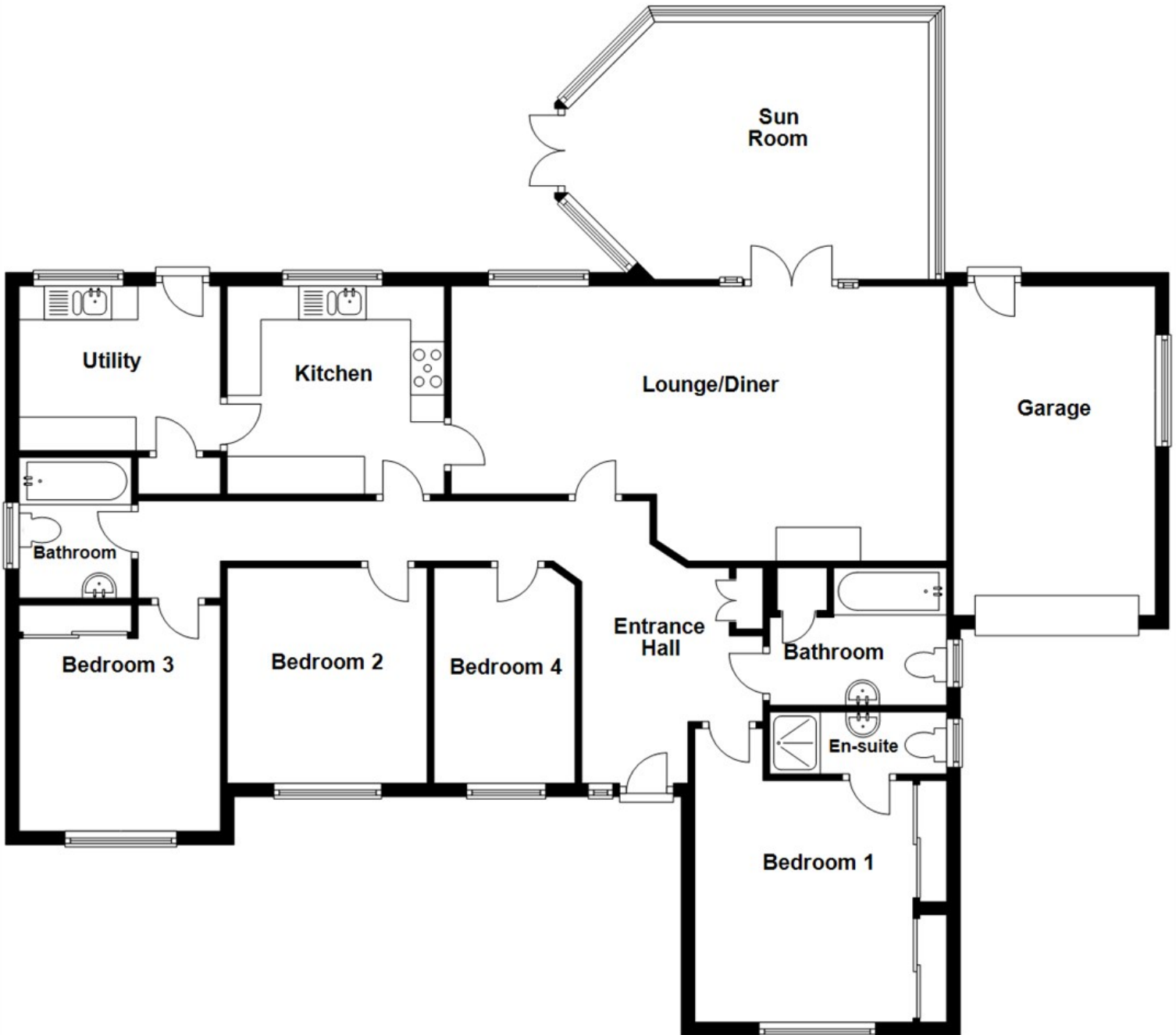








**Ground Floor**



# Directions

Follow your SatNav directions to postcode LN12 2UU.

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	82
		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	

