



# CHOICE PROPERTIES

*Estate Agents*

33 Sandringham Drive,  
Sutton-On-Sea, LN12 2JP

Price £265,000



It is a pleasure for Choice Properties to bring to the market this most well presented two bedroom detached bungalow, situated on the sought after road of Sandringham Drive, within close proximity to both the local amenities and beach, whilst remaining quiet and tucked away. Additionally offered with no onward chain, early viewing is most certainly advised to appreciate the size and finish of the property on offer, having undergone a number of tasteful renovations under the currently vendors' ownership.

The abundantly light and bright accommodation benefits from uPVC double glazing throughout, a mains fed combination boiler and comprises:

### **Hallway**

7'8" x 10'1"

uPVC door leading into the hallway, fitted with a storage cupboard housing the wall mounted 'Ideal' combination boiler; fitted in 2015 and supplying both the central heating and hot water systems. The hallway also features the wall mounted alarm controls, LVT flooring and access to the loft, which is partly boarded with lighting.

### **Kitchen/Dining Room**

17'2" x 8'6"

Stylish kitchen/dining room 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 induction hob with extractor hood over, double electric 'Lamona' oven, plumbing for a washing machine, space for a freestanding fridge/freezer, wall mounted consumer unit, larder cupboard, LVT flooring, ample space for a dining table and a rear uPVC door.

### **Reception Room**

17'2" x 11'5"

Light and airy reception room benefiting from two bow windows to front and side aspect and fitted with a gas fireplace in a feature bricked surround and a TV aerial.

### **Bedroom 1**

12'10" x 10'11"

Spacious double bedroom with a TV aerial, bow window and fitted wardrobes with four sliding doors.

### **Bedroom 2**

12'10" x 9'0"

Spacious double bedroom with a double fitted wardrobe.

### **Bathroom**

7'1" x 6'6"

Newly fitted three piece suite comprising a panelled bath tub with mixer tap and double mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, mermaid boarding to the walls, heated towel rail, LVT flooring and uPVC cladded ceilings.

### **Driveway**

Providing off road parking.

### **Garage**

Having been recently fitted with a new roof, this garage features power and lighting and an up and over door.

### **Garden**

The property sits on a generously sized plot, which surrounds the property itself. To the front and side aspects you will find a sizeable garden laid to lawn which could be further enclosed with low level fencing. The front garden further features an array of well established shrubbery. To the rear of the property you can find a privately enclosed garden, free of of maintenance, paved with an area laid with shingle; with timber fencing to the boundaries. The rear garden benefits from a useful timber shed.

### **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 B.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

## **Opening Hours**

Opening hours - Mon-Fri 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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.



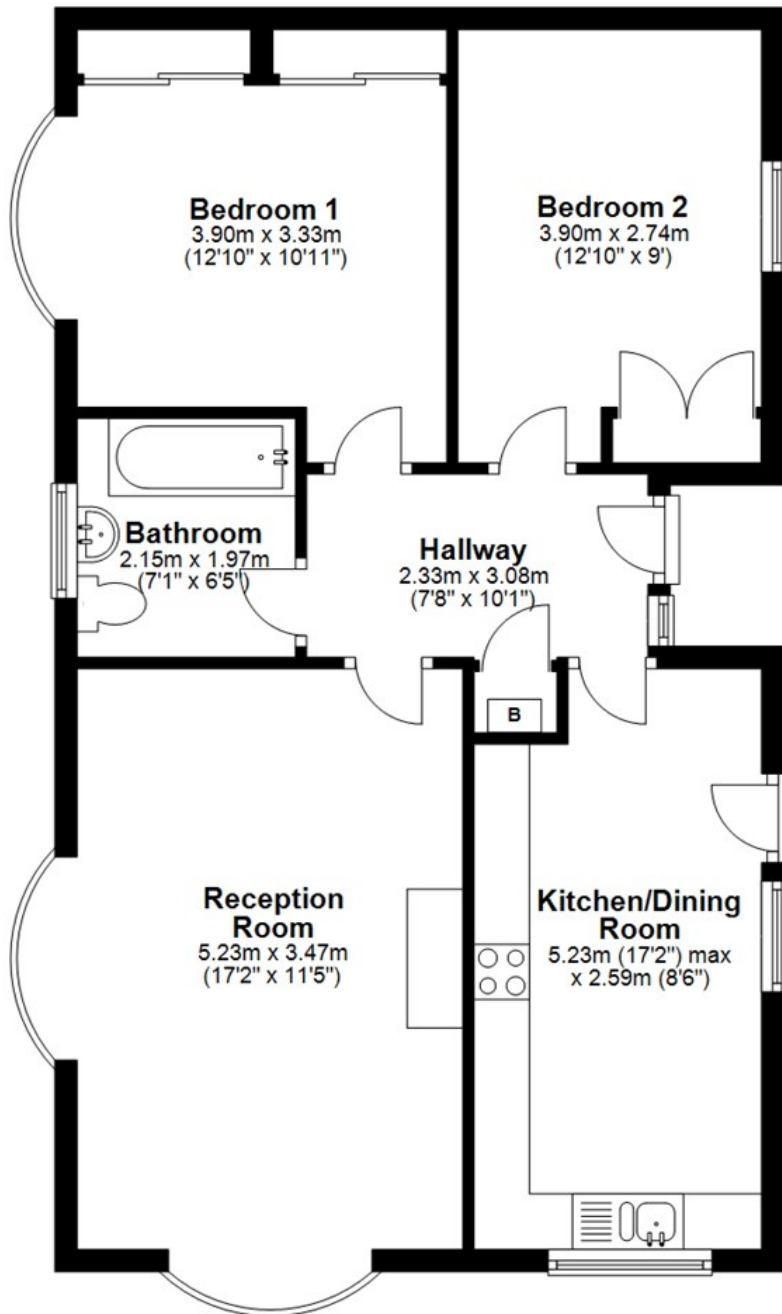






## Ground Floor

Approx. 66.6 sq. metres (716.9 sq. feet)



Total area: approx. 66.6 sq. metres (716.9 sq. feet)

# Directions

From our Sutton on Sea office head towards the mini-roundabout and take a left towards Skegness. Continue on this road until you come to 'Sandringham Drive' on your right hand side. Continue on this road, number 33 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(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 <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	

