



# CHOICE PROPERTIES

*Estate Agents*

11 Walkington Way,  
Sandilands, LN12 2UD

Price £285,000



Choice Properties welcome you to Walkington Way, Sandilands - a charming location that offers the best of coastal living! This delightful three-bedroom detached bungalow is situated just moments away from the beach, making it a dream home for those who love the sea breeze and sandy shores.

This impressive property offers a cosy reception room, perfect for relaxing or entertaining guests. With three well-proportioned bedrooms, there is ample space for family members or visiting friends.

One of the highlights of this property is the low maintenance garden at the rear, offering open views that provide a sense of tranquillity and relaxation. Located in a sought-after area, this bungalow not only offers a peaceful retreat but also provides easy access to local amenities, schools, and transport links. Whether you are looking for a permanent residence or a holiday home, this property ticks all the boxes.

Don't miss the opportunity to own a piece of coastal paradise in Sandilands!

Benefitting from gas central heating and uPVC double glazing throughout, this abundantly light and bright home comprises:

### **Entrance Hall**

2'9" x 5'7"

uPVC front entrance door. Wall mounted alarm system controls.

### **Hallway**

3'4" x 14'11"

Loft access. Telephone point. Storage cupboard. Doors to:

### **Reception Room**

14'4" x 11'9"

Light and airy reception room with double aspect windows including bow window to the front aspect. Gas fireplace set in feature surround. TV aerial point.

### **Kitchen**

13'4" x 9'0"

Fitted with a range of wall and base units with work surfaces over, one and a half bowl ceramic sink unit and drainer with mixer tap over, integral gas oven and four ring gas hob with extractor over, plumbing for a washing machine. Tiled walls and flooring.

### **Bedroom 1**

13'4" x 9'11"

Spacious double bedroom with built in bridging unit. TV aerial point. Door to:

### **En-suite Shower Room**

2'8" x 5'7"

Fitted with 'Mira' electric shower. Tiled walls and flooring.

### **Bedroom 2**

10'10" x 7'5"

Built in wardrobe.

### **Bedroom 3**

6'7" x 9'0"

Spacious double bedroom with two built in wardrobes.

### **Bathroom**

6'9" x 5'7"

Fitted with white three piece bathroom suite consisting of a panelled bath with taps and shower head over, hand wash basin set in vanity unit and wc. Tiled flooring and walls.

### **Driveway**

Providing off road parking.

### **Garage**

With up and over door.

### **Garden**

The property is fronted by a small lawned garden and timber fence. To the rear of the property is a privately enclosed garden, with timber fencing to the boundaries and is paved for ease of maintenance. The garden features a number of raised beds, a useful timber shed and a greenhouse, while further benefiting from open views.

### **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.

## **Viewing Arrangements**

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

## **Opening Hours**

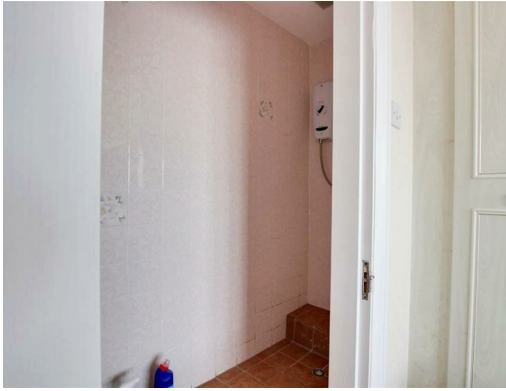
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **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.

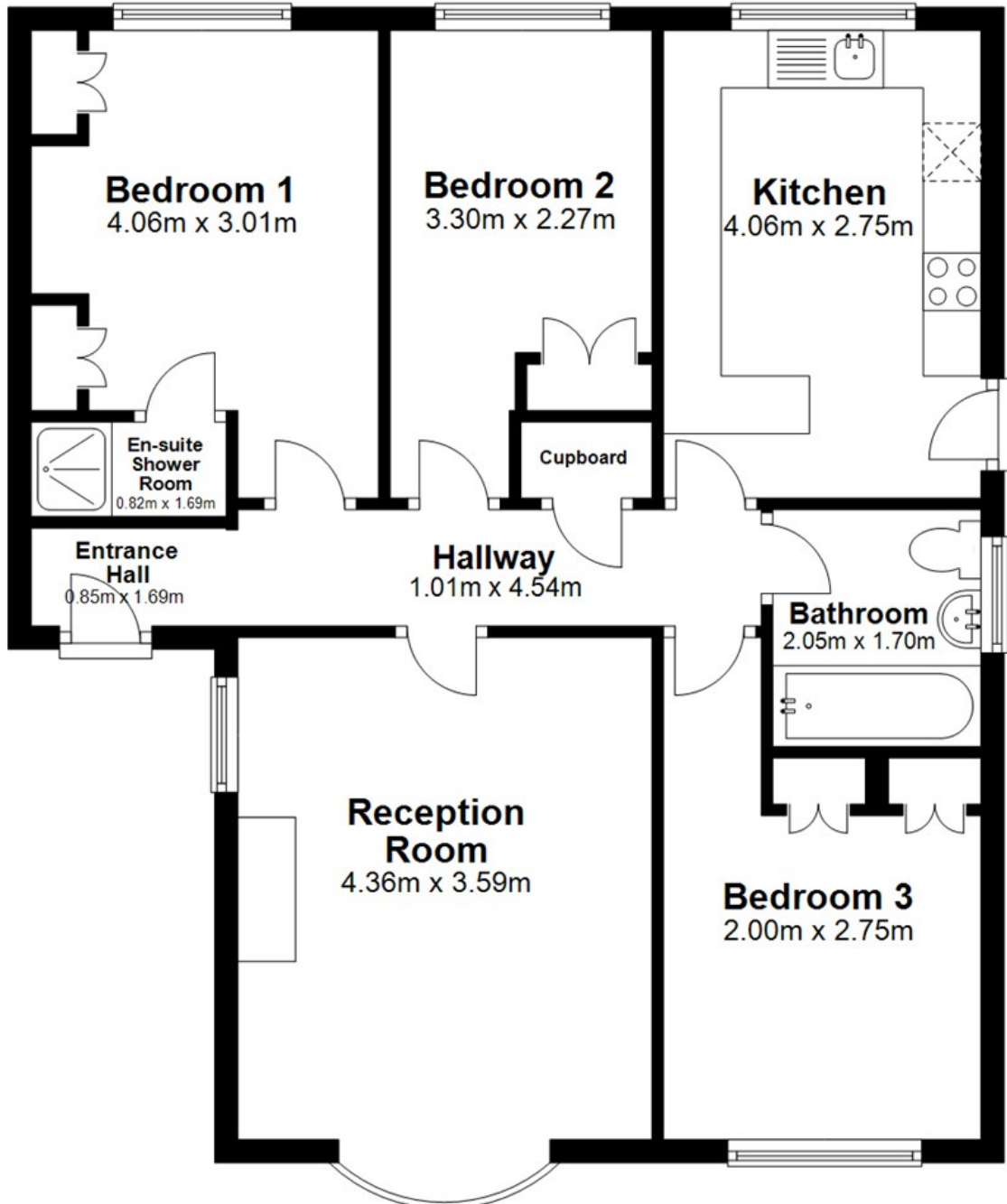








## Ground Floor



# Directions

From our Sutton 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 and number 11 can be found on your left hand side.

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		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	

