

Corner Close, Kipling Drive, Sandilands, LN12 2SA

Reduced To £329,950



****Reduced from £350,000 to £329,950**** We offer for sale this most substantial detached four bedroom house, situated in a pleasant residential position, within the village of Sandilands. The property is also situated within easy reach of the Beach.

The property has the benefit of Gas fired central heating and UPVC double glazed windows and doors. Internally the most spacious and well laid out internal accommodation consists of:

Porch

With Front UPVC Entrance Door to:

Entrance Hall

6'6" x 3'1"

Understairs storage area.

Inner Hallway

Staircase to first floor landing. Radiator. 'Hive' thermostat control for the central heating system.

Lounge

17'11" x 12'11"

Fireplace with live fuel effect gas fire. 2 Radiators. Single & 2 Double power points. Windows to front and side elevations. Door to:

Sun Lounge

12'8" x 8'2"

Electric heater. Double power point. Sliding patio doors leading outside.

WC

Divided into two rooms measuring 5'6" x 3'3" and 5'6" x 2'9" (approx.) One with the hand basin the other with the low level flush w.c. Part tiled walls. Electric fuse box.

Kitchen/Diner

13'6" x 12'10"

Spacious modern fitted kitchen comprising of wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. 'Hotpoint' eye level oven and grill along with 'Hotpoint' Gas hob with filter hood over. Integral fridge. Fluorescent lighting. Spot lighting. Single & 2 double power points. Opening to:

Dining Room

13'0" x 12'0"

Feature fireplace. Windows to front and side elevations. Radiator. 2 Single power points.

Inner Hall & Shower

13' x 2'10"

Measurement includes shower and open pantry. With shower enclosure with 'Mira' electric shower. To the other side is an open pantry area. Door to:

Utility Room

13' x 8'10"

Fitted wall and base units with work surfaces over. Plumbing for automatic washing machine. Double power point. 'Worcester 533 compact Erp' gas fired condensing combination boiler which supplies the central heating and domestic hot water. UPVC door to covered outdoor area and rear garden.

Arranged from the Hallway is the Staircase to:

Landing

Radiator. Loft access. Doors to:

Bedroom 1

13'1" x 15'8"

Extending to 17'11". Radiator. 2 Double power points. Hand basin set in vanity unit. Built in storage cupboard.

Bedroom 2

15'11" x 10'

Extending to 12'11". Radiator. Double & 2 single power points. Built in storage cupboard.

Bedroom 3

12'11" x 12'4"

Radiator. Single & double power points. Built in storage cupboard. Hand basin set in vanity unit.

Bedroom 4

13' x 8'7"

Radiator. Telephone point. Single power point. Built in storage cupboard.

Bathroom

5'8" x 5'5"

Consisting of panelled bath and pedestal wash hand basin. Fully tiled wall. Radiator.

W.C.

5'5" x 2'9"

With low level flush w.c.

Outside

The front of the property is edged with mature hedging, to the side is access to the good sized driveway leading to the front of the property and the garage. Surrounding the property, to two sides, are well maintained lawns, set with well established plants, trees and shrubs. There is a a block paved, covered patio area that leads back to the utility room of the property. To the side of the patio are well established vegetable gardens with greenhouse and timber shed.

Driveway

Large driveway providing ample parking for a number of vehicles including extra standing space for touring caravan, motorhome, boat etc.

Garage

19' x 9'

With power and lighting.

Tenure

Freehold

Opening Hours

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Council Tax

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth.

LN11 8UP

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

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.

Website

All details also available on our website www.choiceproperties.co.uk

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.

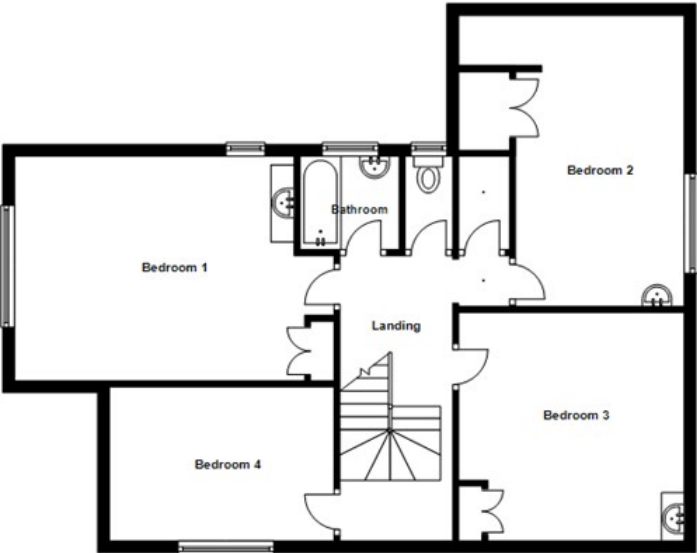




Ground Floor



First Floor



Directions

From our office head South on the A52 towards Skegness. After you have passed through Sutton on Sea and into Sandilands turn left onto Sea Lane. Take your first left into Kipling Drive, 'Corner Close' can be found a short distance along on your right hand side.

