CHOICE PROPERTIES
ESTATE AGENTS

6 Wilyman Close, Sandilands, LN12 2UG

Price £299,950

We offer for sale this most spacious, modern detached three/four bedroom bungalow, situated in a pleasant residential position within the coastal village of Sandilands. The property is also situated within easy reach of Sutton on Sea, the Beach & Sandilands 18 hole Links Golf Course.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel 01507 472016

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel 01507 462277

34 High Street, Sutton On Sea, Lincolnshire, LN12 2HB
Tel 01507 443777

The Property Ombudsman
naea | propertymark PROTECTED

Directors C.M.A. Bee, C.J. Bee, R.J. Houltby Reg No. 04839633

This most spacious and well presented property has the benefit of Gas Fired Central Heating and UPVC Double Glazing. The versatile internal accommodation consists of:

Front Entrance Door to:

Hallway
Spacious Hallway. Two built in cupboards with double opening doors, one with radiator. 3 Double power points. Telephone point. Radiator. Loft access with pull down ladder to partly boarded loft space with lighting. Doors to:

Lounge
16'2" x 12'10"
Feature fireplace with live fuel effect gas fire. Centre lighting. 4 Double power points. T.V. aerial point. Double opening 'French' doors opening on to the rear garden.

Dining Room
14'6"x 10'7"
Radiator. 2 Double power points. T.V. aerial point.

Kitchen
12'9" x 9'
Fitted wall units with under lighting and base units with work surfaces over. 'Franke' One-and -half bowl sink unit and drainer with mixer tap. 'AEG' electric double oven and gas hob with extractor hood over. 4 Double & 2 single power points. Radiator. Part tiled walls. 'Karndean' flooring.

Utility Room
9'4" x 7'2"
Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Part tiled walls. 'Karndean' flooring. Extractor fan. Single & 2 double power points. Plumbing for automatic washing machine and dishwasher. Radiator.

Conservatory
13'2" x 9'11"
Measurements to widest points. 'Victorian' style glass roof. 2 Wall lights. 2 Radiators. 4 Double power points. Double opening 'French' doors opening on to the rear garden.

Master Bedroom 1
12'10" x 10'6"
With built in wardrobes with sliding mirrored doors. Further built in storage cupboard. Single & 3 double power points. T.V. aerial point. Radiator. Door to:

En-suite Shower Room
8'10" x 3'4"
Measurements to widest points. Consisting of tiled shower cubicle with 'Triton' mains mixer shower. W.C. with dual push button flush and pedestal wash hand basin with monobloc mixer tap. Electric shaver point. Extractor fan. Chrome towel radiator.

Bedroom 2
12'11" x 11'10"
Radiator. 4 Double power points. T.V. aerial point.

Bedroom 3
12'1" x 8'11"
Radiator. Single & 2 Double power points. T.V. aerial point.

Bathroom
10'2" x 6'8"
Extending to 8'1". Modern four piece bathroom suite consisting of panelled 'Spa' bath with shower mixer taps, pedestal wash hand basin with monobloc mixer tap, w.c. with dual push button flush and shower cubicle with mains mixer shower. Part tiled walls. Tiled floor. Electric shaver point. Recessed spot lighting. Further spot light over the shower incorporating extractor fan.

Arranged from the Utility Room is the door to:

Bedroom 4/ Multi Purpose Room
14'9" x 9'3"
Extending to 17'5". Two built in storage cupboards, one housing the 'Worcester' gas fired condensing combination boiler which supplies the central heating and domestic hot water. Radiator. Electric trip box. 3 Double power points.

Outside
To the front of the property the garden has been gravelled for ease of maintenance and is edged with block paving. A central footpath leads to a raised veranda which has been paved, this in turn leads to the front entrance door. The property benefits from two driveways, one leads to the large detached garage. To the other side of the property there is gated access leading to the enclosed rear garden. Directly to the rear of the property, accessible from both the lounge and conservatory, is a large paved patio area. This steps down to the good sized, low maintenance, rear garden. This contains block paved and gravelled sections along with two paved roundels with raised flower beds. Within the garden are further raised flower beds as well as raised wildlife ponds. Set to one corner is a second patio area and directly to the rear of the garage is a timber shed measuring 11'7"x 8'10" with power and lighting, to the side of the shed is a further area, ideal for storing gardening equipment etc. The beautifully presented rear garden is bordered with well established plant and shrub borders. Cold water tap. Exterior lighting.

Two Driveways
Providing ample parking space.

Garage
19'9" x 16'4"
With remote controlled electric up and over door. Side access door. Power and lighting. Pitched roof.

Tenure
Freehold

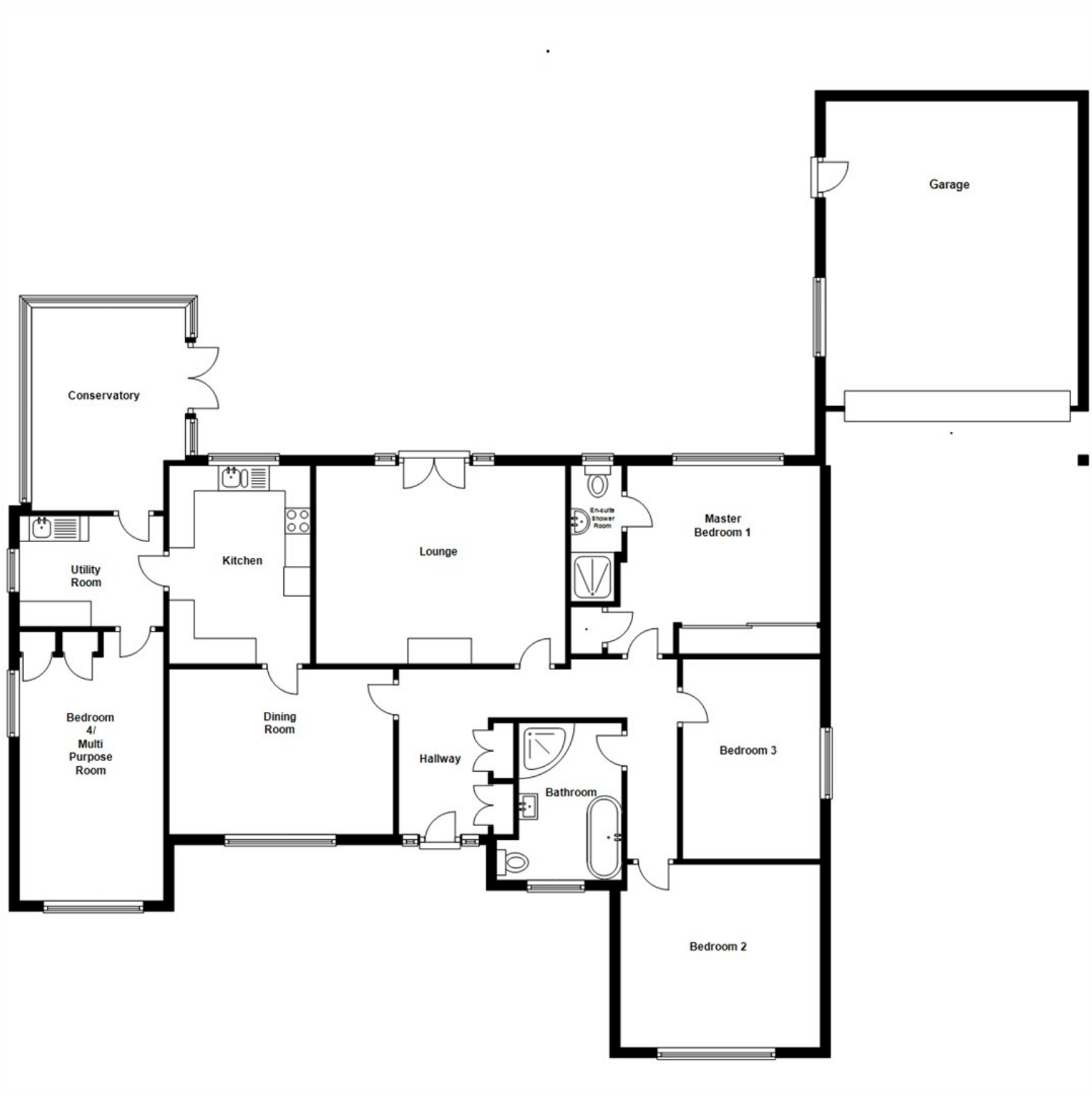
Viewing Arrangements
Viewing by appointment through Choice Properties on 01507 443777.

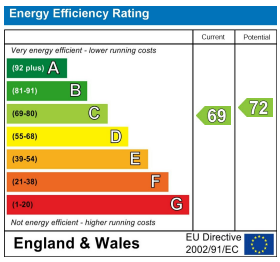
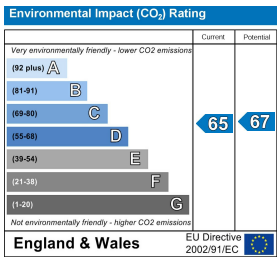
Opening Hours
Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

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.

WILYMAN CLOSE


Garage
Conservatory
Utility Room
Kitchen
Lounge
En-suite Shower Room
Master Bedroom 1
Bedroom 4/ Multi Purpose Room
Dining Room
Hallway
Bathroom
Bedroom 3
Bedroom 2

Directions

From our 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 Wilyman Close is the fourth turning on the right hand side.