

1 Rudyard Close,
Sandilands, LN12 2RG

Reduced To £159,950



" Reduced was £168,000 now £159,950 " We offer for sale this spacious semi detached two bedroom bungalow, situated on a corner plot, in a quiet residential position. It is conveniently located within walking distance of the beach.

The property has the benefit of Gas Central Heating and UPVC double glazing. The well laid out internal accommodation consists of:-

UPVC Entrance Door to:

Porch

5'11" x 3'9"

Door to:

Hall

'L' Shaped Radiator. Dado rail. Single power point. Storage cupboard with double opening doors. Loft access. Doors to:

Lounge

14'9" x 11'5"

Feature fireplace with electric fire. Radiator. 2 Double power points. Centre lighting. Telephone point. Opening to:

Conservatory

11'4" x 8'8"

Radiator. 2 Double power points. Wall lighting. Door to outside.

Kitchen

9'11" x 9'11"

Fitted wall units with under lighting and base units with work surfaces over and LED plinth lighting. Stainless steel sink unit and drainer with mixer tap. Tiled floor. Part tiled walls. Plumbing for automatic washing machine. 4 Double power points. Electric oven and hob with filter hood over. 'Glow worm Flexicom 30 cx' gas fired combination boiler which supplies the central heating and domestic hot water. Isolator switch for mains water supply.

Bedroom 1

14'5" x 11'5"

Radiator. 2 Power points.

Bedroom 2

10' x 9'

Radiator. 2 Power points.

Bathroom

6'7" x 5'11"

Consisting of shower bath with mixer shower over, hand basin set in vanity and w.c. with concealed cistern. Tiled floor. Part tiled walls. Chrome towel radiator.

Garage

Up and over door.

Driveway

Block paved driveway providing ample parking space.

Garage

With up and over door. Power & lighting. Electric trip box. Replacement fibreglass roof.

Outside

The property is situated on a good sized corner plot. The gardens to the front and side are laid to lawn and made attractive with a well stocked flower bed. There is a newly replaced gate to the side leading to the enclosed rear garden which also has new fencing. This once again is laid to lawn and edged with plant and shrub borders. There is also a paved patio area leading on to a further paved circular feature. To one side of the garden is an ornamental fish pond. Exterior lighting.

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m. Saturday 9.00 a.m. to 3.00 p.m.

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Tenure

Freehold

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 B

Making an Offer

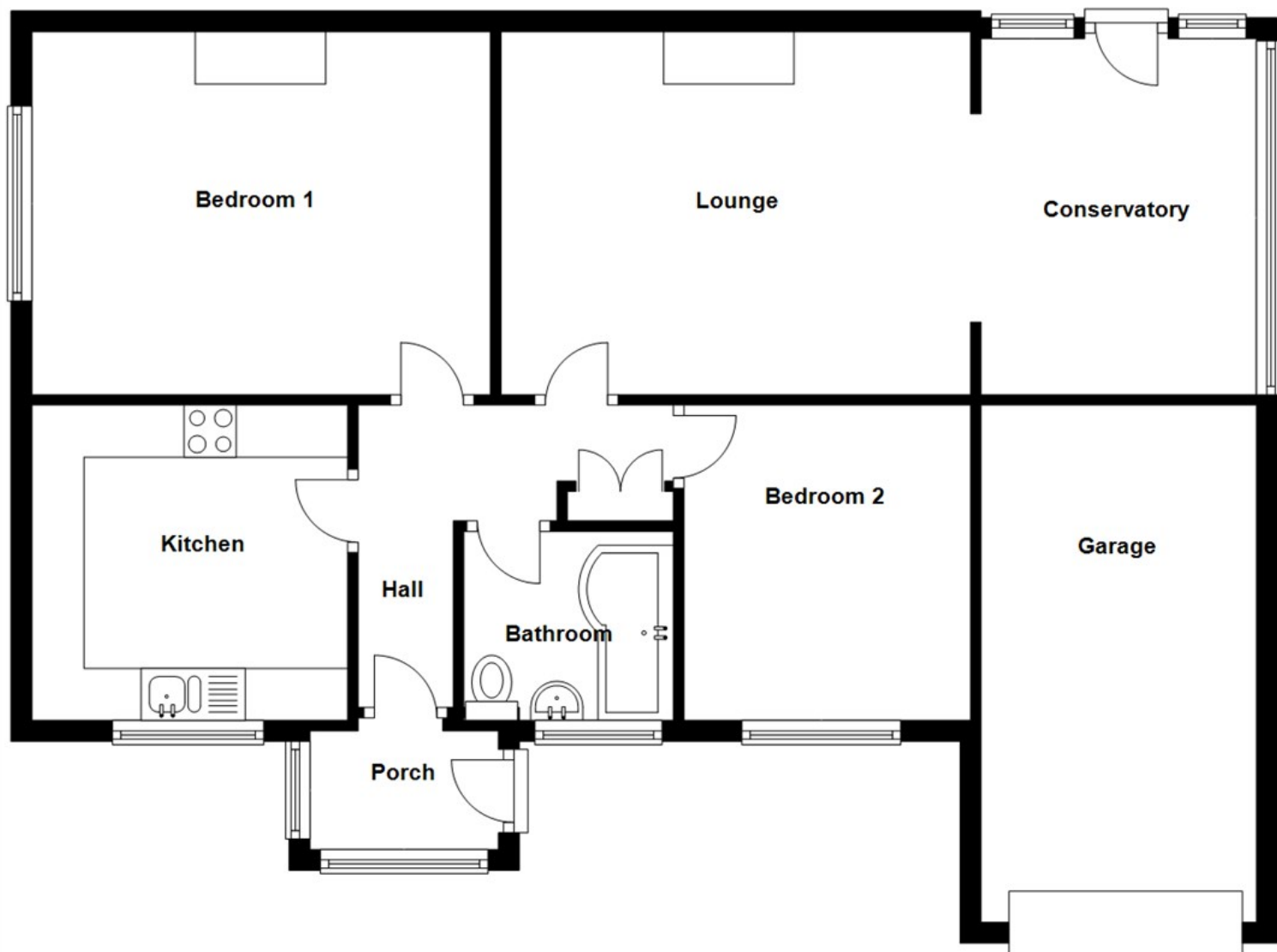
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.







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 heading past the Grange & Links Hotel towards the Golf Course. Take a left turn onto Kipling Drive then your first left into Rudyard Close, number 1 can be found on the corner on your left hand side.

