



Willsons

17, Sanders Close, Sandilands

£265,000



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Willsons
— SINCE 1842 —

17, Sanders Close,
Sandilands, Mablethorpe,
Lincolnshire, LN12 2UH

"AGENT'S COMMENTS"

This property is situated just moments from the beautiful seaside promenade in the sought-after location of Sandilands and positioned on a quiet no-through cul-de-sac. Benefitting from living room leading out to the conservatory, bathroom with shower cubicle and bath, low maintenance full enclosed south facing rear garden, summer house and link-detached garage with electric door. Offering uPVC double glazing throughout and gas fired central heating.

LOCATION

Sandilands is a desirable coastal location situated close to Sutton-on-Sea, with its sandy beaches is situated on the east Lincolnshire Coast. There are a range of facilities including primary school, doctor's surgery, range of shops & businesses being mainly local, along with a variety of eateries and takeaways. Only 3 miles from Mablethorpe and 6 miles to Alford, both of which offer amenities including doctor's surgeries and primary schools, Alford being home to secondary schools including a Grammar school. Both towns offer a variety of shops and eateries, along with weekly street markets. Mablethorpe offers a typical UK seaside town experience including amusements, a cinema, leisure centre and several supermarkets. Alford, sitting at the foot of the Lincolnshire Wolds, hosts regular craft markets, has a pharmacy, butchers and various small supermarkets.

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Front of Property

Open-plan frontage with areas of lawn, mature shrubs and trees, concrete driveway leading to the link-detached garage and front porch, partial-property boundaries of dwarf hedging.

Front Porch

7'2" x 3'3" (2.2m x 1.0m)

Of brick wall and uPVC construction, uPVC front door with feature glass panels, polycarbonate style roof and laminated flooring.

Internal Hallway

10'2" x 3'7" (3.1m x 1.1m)

With internal uPVC door, loft hatch, radiator and laminated flooring.

Kitchen

12'9" x 10'9" (3.9m x 3.3m)

With a range of wall and base units, sink with mixer tap and drainer, integrated oven, ceramic hob with extractor hood over, space and plumbing for dishwasher and washing machine, pantry (0.8m x 0.7m), door with top opening window leading to the rear garden, window to the rear of the property and vinyl flooring.

Living Room

17'4" x 11'1" (5.3m x 3.4m)

With gas fire, hearth and mantle, radiator, sliding patio doors leading to the conservatory, window to the side of the property and laminated flooring.

Conservatory

Of dwarf brick wall and uPVC construction with solid roof, radiator, French doors leading to the rear garden and tiled flooring.

Bedroom One

13'1" x 9'2" (4.0m x 2.8m)

With radiator, window to the front of the property and laminated flooring.

Bedroom Two

10'5" x 9'2" (3.2m x 2.8m)

With radiator, window to the front of the property and laminated flooring.

Bathroom

11'5" max x 5'6" (3.5m max x 1.7m)

With WC, wash basin vanity unit, bath, shower enclosure with direct feed shower and uPVC wall boarding, extractor fan, window to the side of the property and vinyl flooring.

Link-Detached Garage

17'0" x 10'2" (5.2m x 3.1m)

With electric roller shutter door, power and lighting, open-span roof trusses, water tap and concrete flooring.

Rear Garden

Low maintenance, fully enclosed south-facing rear garden of concrete paving slabs, borders of flowers and shrubs, summer house, personnel door to the garage, gated access to the side of the property and property boundaries of fencing.

Tenure and Possession

The property is Freehold with vacant possession upon completion

Services

We understand that mains gas, electricity, water and drainage are connected to the property.

Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0340-2054-9440-2625-2975

Directions

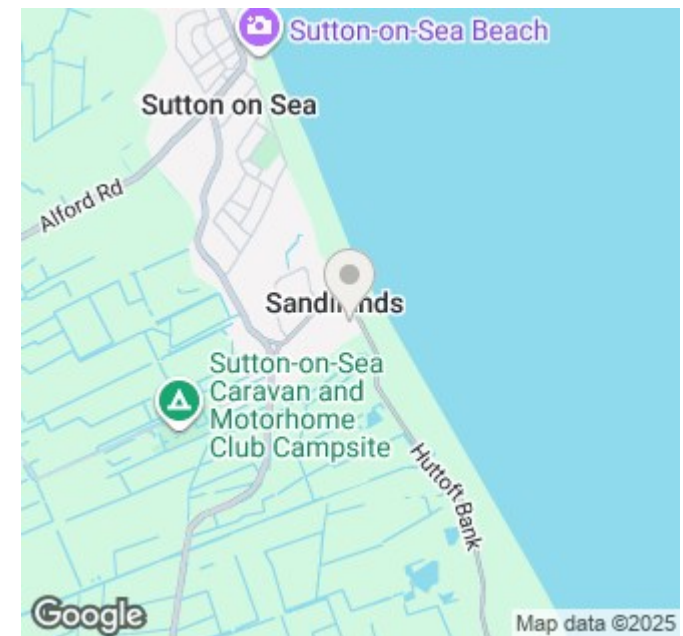
From the main A52 between Mablethorpe and Skegness, on reaching Sandilands, turn onto Sea Lane and continuing onto Huttoft Bank to run in parallel with the promenade. Turn right into Walkington Way and then immediately right again into Sanders Close. The property can be found to the right of the head of the cul-de-sac.

What3words:///table.undulation.outhouse

Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

