

2, Masefield Drive, Sandilands

£209,995

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Willsons
SINCE 1842

2, Masefield Drive, Sandilands, Mablethorpe, Lincolnshire, LN12 2SF

"AGENT'S COMMENTS"

This charming detached bungalow is just a short stroll from the beach, offering a spacious dual aspect living room with an electric fire and a modern kitchen, with space for a dining room table, two generously size double bedrooms and a three piece shower room. The property benefits from a recently re-roofed garage and off road parking for up to three vehicles. As well as a low maintenance rear garden. Additionally, a large store room equipped with power and lighting. The property is offered to the market with no onward chain.

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, siting 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
Situated on a large corner plot with open plan frontage, raised borders for planting and external lighting. Concrete driveway for up to 3 vehicles as well as a garage, uPVC partially glazed door leading to side porch/store room and a block paved pathway leading to:

Covered Side Passage
40'0" x 3'7" (12.2m x 1.1m)
Enter the fully enclosed side passage via a uPVC door, with polycarbonate roof, uPVC cladding with polycarbonate glazing, power and lighting above, block paved flooring as well as uPVC door to the rear garden and partially glazed uPVC front door into:

Entrance Porch
4'3" x 2'7" (1.3m x 0.8m)
With radiator, downlighting and fully glazed uPVC door with side panel into:

Internal Hallway
10'5" x 5'2" (3.2m x 1.6m)
With radiator, boiler thermostats, loft access, downlighting, carpeted flooring and full height built-in storage (0.7m x 0.5m) with built-in shelving. As well as doors into all rooms.

Kitchen
17'4" x 8'6" (5.3m x 2.6m)
Fitted with a range of wall and base units with worktop over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer tap as well as an integrated oven and grill with ceramic hob and extractor over. There is space and plumbing for a dishwasher and washing machine as well as space for a full height free standing fridge freezer. Also with radiator, boiler controls, high level consumer unit, downlighting and pendant lighting over dining space, tile design laminate flooring and uPVC window to the front of the property.

Living Room
17'4" x 12'1" (5.3m x 3.7m)
Dual aspect room with central chimney breast wall with mantle and electric fire, radiator, wall lighting, carpeted flooring and bow windows to the front and side of the property.

Shower Room
6'2" x 7'2" (1.9m x 2.2m)
Fitted with a three piece suite consisting an electric shower with glazed shower enclosure, WC and wash hand basin within a combination vanity unit with additional storage. As well as a stainless steel towel radiator, shaver socket, high, extractor fan, downlighting, fully tiled walls, carpeted flooring and high level window with obscure glazing.

Bedroom One
11'5" x 10'9" (3.5m x 3.3m)
With bow window to the front of the property, radiator and carpeted flooring.

Bedroom Two
12'5" x 9'6" (3.8m x 2.9m)
With window to the rear, radiator and carpeted flooring.

Garage
11'9" x 4'3" + 8'2" (3.6m x 1.3m + 2.5m)
With up and over garage door, housing a consumer unit, concrete flooring and window to the rear. Also has the added benefit of recently being re-roofed.

Side Porch/Store Room
16'8" x 8'6" max (5.1m x 2.6m max)
With polycarbonate roof, concrete flooring, power and lighting with uPVC partially glazed door leading to driveway and another leading to:

Courtyard Garden
Low maintenance north facing, set to concrete slabs and block paving with mature shrubs, external lighting and power and boundaries of fencing and brick wall.

Tenure & 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 of 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9634-0828-6400-0021-0206.

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

Directions
From the main A52 between Mablethorpe and Skegness, on reaching Sandilands, turn onto Sea Lane, Turn left onto Kipling Drive , take first left onto Masefield Drive. Property is on the right-hand corner of Kipling Drive and Masefield Drive.
What3words//////butter.jugs.jacket













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.