

Samarkand, Sea Lane, Sandilands

£289,000

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Willsons
SINCE 1842

Samarkand, Sea Lane, Sandilands, Mablethorpe, Lincolnshire, LN12 2RA

"AGENT'S COMMENTS"

This generously proportioned property is set in a desirable coastal location and offers living room and garden room, kitchen and utility, level access shower room & separate WC. The third bedroom is currently utilised as a dining room outlining the diversity of the space on offer. Located on a generous open-plan corner plot with low maintenance rear garden, generous driveway and integral garage. Benefiting from uPVC double glazing and gas central heating throughout and is brought 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 generous open-plan corner plot, set primarily to lawns with a small feature tree, generous tarmac drive with block paving edging, concrete pathways to the front and sides of the property leading to the side pedestrian gates and front porch.

Entrance Hallway
21'11" x 3'7" (6.7m x 1.1m)
Wide internal hallway accessed via uPVC front entrance door with glazed side panels with radiator, intruder alarm, full height airing cupboard housing immersion tank with shelving (1.6m x 0.6m), loft access and carpeted flooring.

Kitchen
11'9" x 9'10" (3.6m x 3m)
With a range of wall and base units, sink with 1.5 bowls and mixer tap, integrated eye level cooker and grill, integrated ceramic hob with built-in extractor over, space and plumbing for dishwasher, radiator, partially tiled walls, window overlooking the rear garden and LVT flooring.

Utility
7'6" x 5'2" (2.3m x 1.6m)
With a range of wall and base unit, boiler control panel, space and plumbing for washing machine, radiator, external door and window to the rear garden and LVT flooring.

Living Room
17'8" x 13'1" (5.4m x 4m)
Sizable dual aspect living room, with feature gas fire, hearth and mantle to shallow chimney breast wall, wall lighting, radiator, bay window to the front and window to the side of the property, French doors to the garden room and carpeted flooring.

Garden Room
10'5" x 10'2" (3.2m x 3.1m)
With radiator, laminate flooring and sliding patio door to the rear garden.

Bedroom One
13'9" x 9'10" (4.2m x 3m)
Bedroom fitment with overhead storage, fitted wardrobe and dressing table, radiator, recessed downlighting, window to the side of the property and carpeted flooring.

Bedroom Two
13'1" x 10'2" (4m x 3.1m)
With radiator, fitted wardrobes, window to the side of the property and carpeted flooring.

Bedroom Three / Dining Room
11'5" x 8'10" (3.5m x 2.7m)
With radiator, window to the front of the property and carpeted flooring.

Shower Room
9'10" x 7'2" (3m x 2.2m)
Level access walk-in shower with direct feed shower, wall-hung wash basin vanity unit, mirrored vanity cabinet with lighting, high level WC, fully tiled walls, chrome towel radiator, window to the rear of the property and tiled flooring.

WC
4'7" x 4'7" (1.4m x 1.4m)
Hand basin with tiled splashback, WC, water softener, window to the side of the property and carpeted flooring.

Integral Garage
20'4" x 9'10" (6.2m x 3m)
Internally access from the hallway via personnel door, with up-and-over garage door, fuse box, Baxi gas boiler, shelving, loft access, power and lighting, two windows to the side and carpet tile flooring.

Rear Garden
Low maintenance rear garden set to concrete slab patio with concrete pathways, borders of mature shrubs and plants, wooden garden shed, external wall tap and lighting, small pond with waterfall feature, pedestrian gate to either side and boundaries of fencing.

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 'D' 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: 7835-8126-7500-0155-2226

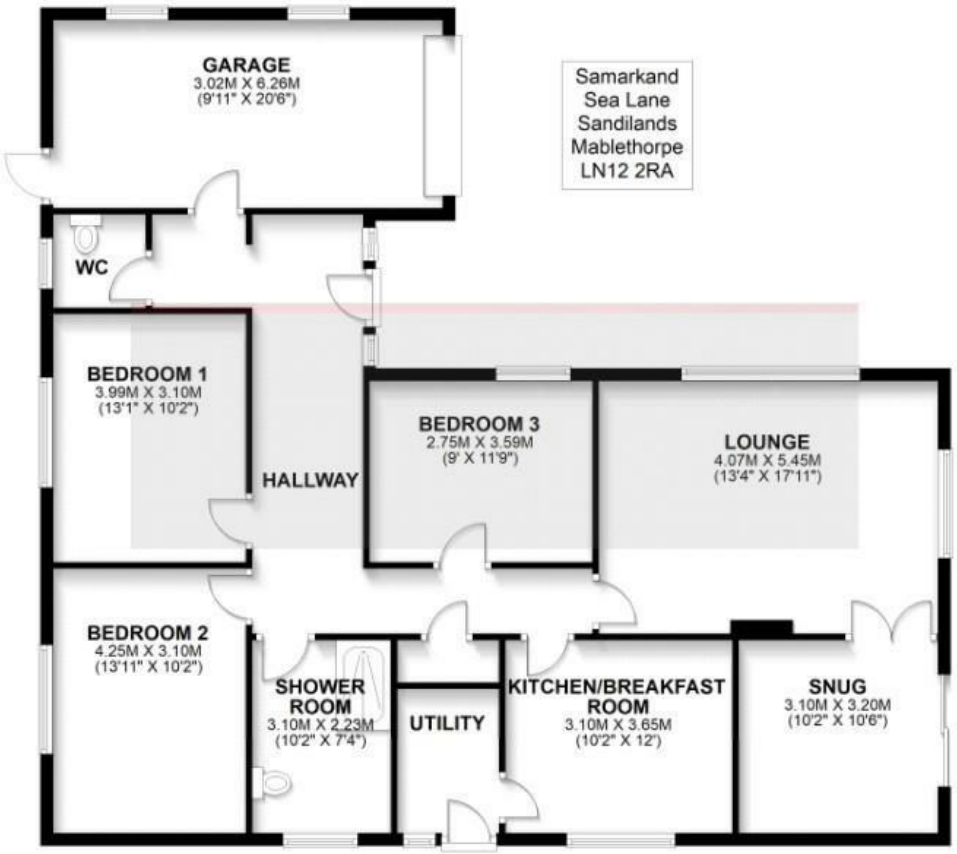
Viewing
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions
From the main A52 between Mablethorpe and Skegness, on reaching Sandilands, turn onto Sea Lane. The property can be found on the "island" at the head of Sea Lane, before heading towards the sea.
What3words///friend.otherwise.contrived









FLOOR PLAN INC GARAGE

TOTAL AREA: APPROX. 135.5 SQ. METRES (1458.2 SQ. FEET)





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.