



SHORE LODGE,
9 SANDHURST ROAD
SANDILANDS
LN12 2RH

Masons
EST. 1850

ABOUT SHORE LODGE...

Positioned in a highly desirable Lincolnshire seaside village just a few paces from the beach is this stunning 4 bedroom detached bungalow presented to a superb contemporary standard with high quality fixtures and fittings. This delightful home is situated down a quiet no through lane on a generous plot with large south west facing rear gardens and double garage with ample parking. Internally the property comprises four double bedrooms all with en-suite facilities plus family bathroom. A smart modern kitchen diner with built in appliances and Lounge leading to conservatory completes the accommodation. Ideal for growing families and great potential for holiday or Airbnb use and has previously been run as such with great success.

Directions

From Mablethorpe, travelling south on the A52 coast road continue through the villages of Trusthorpe and Sutton-on-Sea. Upon driving through Sutton-on-Sea take the left to continue along the A52 Station Road and upon arriving at Sandilands, take the left turning onto Sea Lane. Continue for some distance and at the end of the road at The Fat Seagull Café, take the immediate left onto Sandhurst Road and travel towards the end of the road where Shore Lodge will be found on the left side.



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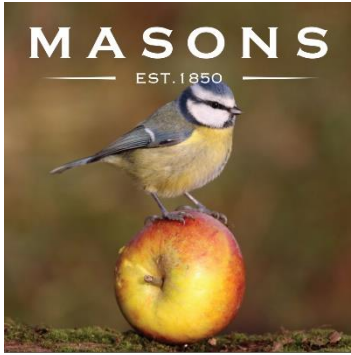
ACCOMMODATION

The Property

Believed to date back to 1970, is this superbly proportioned detached bungalow having brick-faced cavity walls with pitched timber roof covered in concrete interlocking tiles and has since, within the last five years, had cedar timber cladding fitted to the front of the property to tie in with the seaside location. The property has also had an additional rear conservatory added, which has in the last year, had a complete replacement roof. Adjacent the property is a double garage of brick construction with up and over door. The property is set back from the road, having a very large and generous plot with south-westerly facing rear garden.

The property benefits from uPVC doors and windows with matching soffits, fascias and guttering and is heated by way of a Viessmann gas combination boiler. The property has been modernised in recent times to provide contemporary living accommodation and lends itself to holiday cottage use and currently has been







successfully run as such with all furniture available by negotiation, being very popular due to its location in the coastal holiday resorts of Sandilands and Mablethorpe. As the property has en suites to every bedroom, this lends itself to multiple families holidaying together. Sandhurst Road is a private unadopted road and the property owns half the section of road directly in front.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Kitchen Diner

Accessed via part-glazed uPVC door with window to side, having a good range of base units with Shaker style doors and rolltop, laminated woodblock-effect work surfaces. Inset single bowl white ceramic sink with chrome mono mixer tap, attractive metro style tiling to splashbacks. Large window to front. The property has a good range of built-in appliances including Kenwood dishwasher, under-counter fridge, Hoover washer and dryer and free-standing New World range cooker with triple



oven and 8 ring gas hob above with extractor fan. Large range of built-in cupboards to the side with corner cupboard housing the Viessmann gas combination boiler with shelving below and burglar alarm panel. Oak-effect laminate flooring. Doorway through to:

Lounge

Superbly proportioned reception room with large windows and doors to two sides, creating a light and airy space. Timber-effect clad chimney breast with wall mounted electrics for TV. Oak-effect laminate flooring, sliding patio door through to:

Conservatory

Having brick dwarf wall and part-glazed doors to both sides. Windows to perimeter and opaque polycarbonate roof panels. Wall-mounted lights and wood-effect vinyl cushion flooring with great views across rear garden.





Hallway

Having built-in cupboards and wardrobes to sides. Doors to bedrooms and bathroom, loft hatch to roof space, smoke alarm to wall.

Master Bedroom

Positioned at the rear, a large double in size with window overlooking the garden. Carpeted floor and wardrobes to side with sliding doors. Door into:

En Suite Bathroom

Bath with thermostatic shower mixer having handheld or rainfall attachment. Tiling to all wet areas in attractive Metro blue style, shower screen to side of bath. Low-level WC and free-standing wash hand basin with storage cupboard below. Illuminated mirror above basin, opaque frosted window to side. Wood plank-effect tiled floor and extractor fan to ceiling.

Bedroom 2

Also at the rear overlooking the garden, a large double in size with carpeted floor and door into:

En Suite WC

Having back-to-wall WC, wash hand basin with storage cupboards below, illuminated mirror above and wood plank-effect tiled floor. Extractor fan to wall.

Bedroom 3

Positioned at the front with large window, double in size having panelling to $\frac{3}{4}$ height walls to one side. Carpeted floor and door into:

En Suite WC

With back-to-wall WC, wash hand basin with storage cupboards below and illuminated mirror above. Wood plank-effect tiled floor, extractor fan to ceiling.

Bedroom 4

Also at the front with large window, being a further generous double currently set up as a twin room. Wardrobes to side with sliding doors, carpeted floor and door into:

En Suite WC

With low-level WC, wash hand basin, illuminated mirror, extractor fan to wall and wood plank-effect floor.





Family Shower room

Walk-in shower with black fittings having rainfall and hand-held shower attachments and shower screen to side. Fully tiled wet area in attractive Metro style, opaque frosted glass windows to side. Low-level WC, free-standing wash basin on timber work top with further timber shelf below, illuminated mirror to wall, attractive tiled floor and extractor fan to ceiling.

Double Garage

Having up and over door to front, frosted glass window to side and further pedestrian side door, having light and power provided and concrete floor.

Outside

The property is accessed by a long tarmac driveway providing parking for multiple vehicles. Picket fencing to front with brick-pillared entrance and high-level close-boarded fencing to sides and rear boundary. Front garden laid to well-maintained lawn with concrete pathways around the perimeter of the property. Driveway extending down the side past the bungalow towards the garage.

Rear Garden

Having an excellent south-westerly aspect and laid predominantly to lawn with well-maintained planted borders to perimeter. Patio areas adjacent the conservatory, ideal for al fresco dining and barbecues. Outside tap and light provided.

Location

Sandilands is a serene coastal village nestled in eastern England, boasting one of the region's largest unspoiled coastlines. It is a hidden gem with pristine beaches, national nature reserves, and sites of scientific interest. The village has maintained its peaceful charm since the early 80s, making it an off-the-beaten-path destination.





The highlight of Sandilands is its expansive white sandy beach with rolling dunes, offering excellent sea quality. Dog lovers will appreciate that the beach is dog-friendly year-round. Even during the summer season, the beach remains relatively uncrowded, with traditional beach huts coming to life for picnicking or shade. Sandilands is renowned for "Tennis Week," a family tennis tournament held annually since 1928. It now takes place on private courts in the village, drawing tennis enthusiasts from all over England.

While Sandilands retains its tranquil atmosphere, it boasts the Fat Seagull, a licensed delicatessen with a relaxed ambiance. Nearby Horncastle and Louth provide cultural experiences with farmers' markets, museums, antique shops, and bistros. Nature lovers can explore the Saltfleetby-Theddlethorpe National Nature Reserve along the coast.

Ideal for horse-riding on the pristine powder beach or, for family-friendly activities, visit the sea-life sanctuaries in Skegness and Mablethorpe or enjoy amusement arcades. Don't miss a trip to Batemans Brewery, a

picturesque brewery housed in a centuries-old windmill, offering Brewery tours, family entertainment, and delicious Lincolnshire food.

Viewing

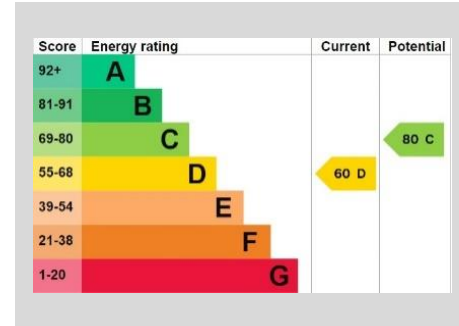
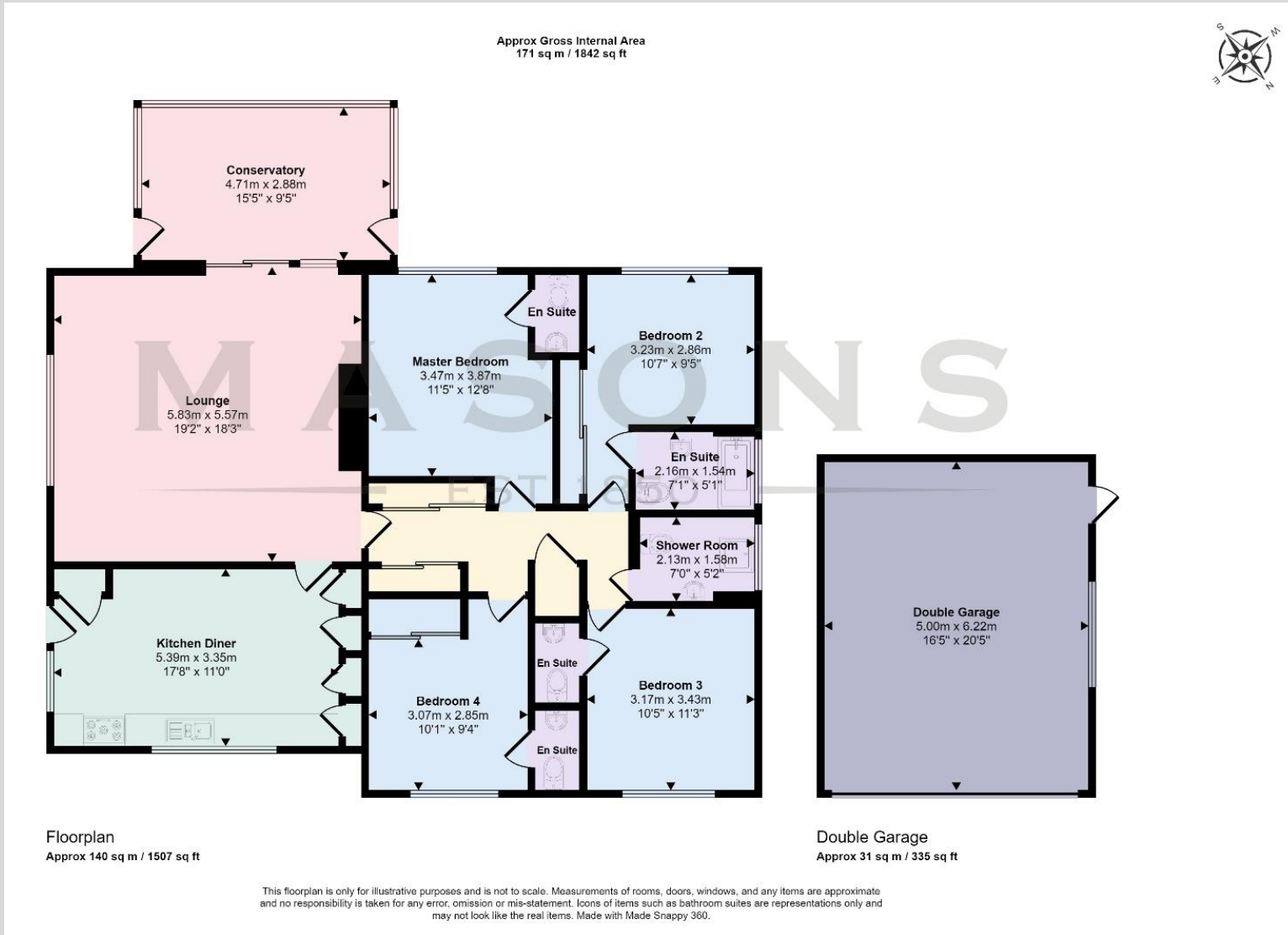
Strictly by prior appointment through the selling agent.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, water, gas and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



FLOORPLANS AND EPC GRAPH



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