



Amberlaines

Anderby Creek PE24 5XS

M A S O N S
— Celebrating 175 Years —



Amberlaines

Amberlaines,
Anderby Creek
PE24 5XS

Detached 2-bedroom bungalow near unspoiled Lincolnshire beaches

Dining lounge with dual-aspect windows and cast-iron log burner

Private driveway and detached garage with power and lighting

Lawned rear garden with hedges, patio and shed space

Just moments from beach, café, cloud-watching post and fishing lakes

Ideal for permanent living, retirement or coastal holiday home

For sale with no onward chain

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Believed to date to the 1970s, Amberlaines is a brick-faced, cavity-wall bungalow set beneath a pitched tiled roof. Enter from the driveway into a welcoming hallway with oak-effect flooring and roof space access. The main dining lounge is bright and spacious, with windows to the front and side, a log-burning stove set on a raised tiled hearth, and room for both lounge and dining areas.

The kitchen features solid oak cabinet fronts, roll-edge worktops, tiled splashbacks and built-in Neff appliances including a fan oven, four-ring LPG hob and pull-out extractor. A wall-mounted Ideal LPG combi boiler provides central heating and hot water, while a stainless steel sink with filtered tap, ceramic tiled floor and decorative border finishes the room with practicality and charm.

To the side, a lean-to utility lobby provides additional storage, plumbing for a washing machine, space for an under-counter fridge, a uPVC window, part-glazed door to outside, and obscure glazed panels for natural light—making it ideal for beach gear or laundry.

There are two double bedrooms, both of similar size and fitted with radiators and uPVC double-glazed windows. The rear-facing shower room is particularly generous, featuring a wide walk-in cubicle with splash-boarded walls, Mira electric shower and fold-away seat, along with a dual-flush WC and pedestal basin. Fully tiled walls and a decorative stone-effect tiled floor complete the room.





The bungalow is set behind a low brick wall with paved forecourt garden, perfect for pots and planters. A block-paved driveway provides off-road parking and leads to a detached concrete sectional garage, equipped with power, lighting, wall-mounted workbench, tool racks and fuse box—ideal for storage, hobbies or sheltering your beach-ready bikes and boards.

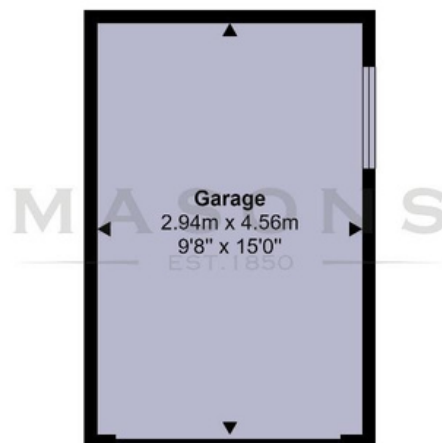


To the rear is a lawned garden with a mature ornamental tree, hedged boundaries, a patio with water tap, and space for a garden shed. There are some ornamental shrubs and roses, and plenty of potential to develop borders or kitchen garden beds. LPG storage tanks are discreetly positioned, and a concrete path wraps around the property.





Floorplan
Approx 63 sq m / 675 sq ft



Garage
Approx 13 sq m / 144 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

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

Anderby Creek

A Hidden Hamlet Where Life
Slows Down

Tucked away in a peaceful corner of rural Lincolnshire, Anderby Creek is a beautifully situated hamlet that captures the essence of countryside living at its most serene. With its gently winding lanes, open views, and timeless pace of life, Amberlaines offers a true escape from the noise of modern life, yet remains within easy reach of nearby towns and coastal walks. Surrounded by farmland and big skies, the area is a haven for nature lovers, dog walkers, and anyone seeking a slower, more grounded rhythm to their days. Homes here feel deeply connected to the landscape, with space to breathe and views to inspire. Whether you're looking for a retreat, a place to grow, or simply a quieter way of living, Amberlaines brings a rare sense of privacy and rural beauty—an unspoilt corner of Lincolnshire waiting to be discovered.



Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	23 F	
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains electricity, water and drainage whilst the central heating system and hob operate on LPG.

Tenure

Freehold

Directions

From Louth, take the A16 south to Ulceby Cross. Turn left onto the A1104 to Alford, then right at the windmill onto the A1111. Follow signs through Bilsby and onto the A52. At the next major bend, turn right for Anderby. Continue through the village and turn left toward Anderby Creek. Lakeside is on the left just before the beach car park. Amberlaines is a few yards along on the right.

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.

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