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Sea Road, Anderby



6



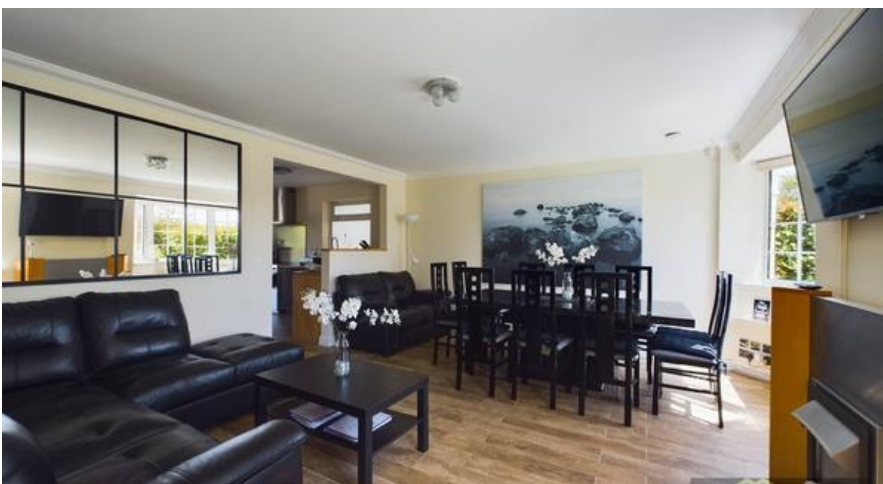
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When it comes to
property it must be


lovelle



£475,000



Lovelles are pleased to bring to market this impressive spacious SIX Bed Charming Detached Cottage Situated in a pleasant location in Anderby close to Anderby Creek . The property sits on a substantial plot with private rear garden, ample parking to the front and open field views. With No UPWARD CHAIN! Viewing is ESSENTIAL to see what this property has to offer! The current vendors have used the property as a holiday home and sleeps 10!

Key Features

- DETACHED Cottage
- Substantial Plot
- Master With En Suite
- FIVE Further Bedrooms
- Open Plan Kitchen , Living/ Dining Area
- Second Reception Room
- EPC rating D
- Tenure: Freehold





Lovelles are pleased to bring to market this impressive spacious SIX Bed Charming Detached Cottage Situated in a pleasant location in Anderby close to Anderby Creek. The property sits on a generous plot with private rear garden, ample parking to the front and open field views. With No UPWARD CHAIN!

The property comprises of Hallway, Open Plan Living/ Dining Area, Kitchen, Utility, 2nd Reception Room, Shower Room and Two Downstairs Bedrooms, Master Bedroom with En Suite, THREE Further Bedrooms and Family Bathroom. With Lawned Rear Garden , Front Garden , Driveway and Garage.

Hallway

5.47m x 1.74m (17'11" x 5'8")

Access to all rooms, staircase to first floor, radiator, textured ceiling and power points.

Open Plan Living/ Dining Room

4.69m x 4.98m (15'5" x 16'4")

Dual aspect windows to front elevation, electric feature fire with surround, coving to ceiling, tv point, power points and radiators.

Kitchen

4.71m x 2.68m (15'6" x 8'10")

Obscure window to side elevation, fitted with a range of base and wall units with worktop over, one and half bowl sink unit with drainer, electric oven, electric hob with extractor over, integrated dishwasher, space for American fridge freezer, radiator, electric consumer unit, power points and a door leading out to the rear garden.

Utility

1.72m x 2.18m (5'7" x 7'2")

Window to rear elevation, fitted with a range of base and wall units with worktop over, tiled splashbacks, one bowl sink unit, space and plumbing for washing machine and power points. The oil boiler is housed here.

Inner Hall

1.71m x 2.13m (5'7" x 7'0")

Giving access back to the hallway, the perfect storage space for shoes and coats.

Shower Room

1.67m x 2.11m (5'6" x 6'11")

A three piece suite comprising of walk in shower cubicle, pedestal wash hand basin and WC, fully tiled walls and radiator.

2nd Reception Room

3.39m x 4.81m (11'1" x 15'10")

Window to side elevation, double opening 'French' doors leading out onto the rear garden, radiator, coving, textured ceiling, power points and tv point.

Bedroom Five

3.56m x 2.92m (11'8" x 9'7")

Window to front elevation, double bedroom, radiator, coving, textured ceiling and power points.

Bedroom Six

1.80m x 2.90m (5'11" x 9'6")

Window to side elevation, single bedroom, radiator, coving, textured ceiling and power points.

Landing

3.26m x 2.42m (10'8" x 7'11")

Window to rear elevation, access to all rooms, radiator and power points.

Bedroom One

3.78m x 3.12m (12'5" x 10'2")

Window to front elevation, double bedroom, power points, radiator, textured ceiling and door into;

En Suite

1.73m x 1.63m (5'8" x 5'4")

Pivot roof window to rear elevation, a three piece suite comprising of corner shower cubicle, pedestal wash hand basin, WC, partly tiled walls and ladder style radiator.

Bedroom Two

3.22m x 3.77m (10'7" x 12'5")

Window to front elevation with open field views, double bedroom, textured ceiling, power points and radiator.

Bedroom Three

3.12m x 3.54m (10'2" x 11'7")

Window to rear elevation, double bedroom, textured ceiling, power points and radiator.

Bedroom Four

2.77m x 1.87m (9'1" x 6'1")

Window to front elevation, single bedroom, power points, textured ceiling and radiator.

Family Bathroom

1.81m x 2.47m (5'11" x 8'1")

Pivot roof window to rear elevation, a three piece suite comprising of corner jacuzzi bath, with shower over and glass screen, pedestal wash hand basin, WC, partly tiled walls, radiator, spotlights and ladder style radiator.

Rear Garden

To the rear you will find a privately enclosed rear garden with fencing to all borders. The garden is on a substantial plot and is predominately laid to lawn with mature trees and hedges. There is a slate seating area and concrete pathway leading up to the summerhouse which has power and lighting.

Outside Storage

Outside to the side of the property there is a good size storage area.

Garage





Driveway

To the side of the property is a spacious gravelled driveway allowing several vehicles to park. The property has iron wrought gates to all perimeters.

Front

The front of the property is laid to lawn with mature trees. The property also has iron wrought gates to all perimeters defining the boundary.

Location

Anderby is a quiet and picturesque village, with just one road running through it, located only 4 miles from the old market town of Alford and just 2 miles from the sea. The village is close to amenities and ideally situated if you enjoy those evening walks along the beach front. Alford town offers a range of local amenities (Shops/Doctors, Dentist) including popular schooling. There is also a traditional Tuesday and Friday market.

Directions

From our office on Victoria Road, head away from the traffic lights following the A52 towards Sutton on Sea. Continue along the A52 into Sutton on Sea, taking the first exit onto Station Road. Once you reach Sandilands turn left onto Sea Lane and continue as the road changes to Roman Bank. Take your second turning on your right on to Sea Road. Continue following the road down and the property is on your right hand side.

Services

The property has mains electric, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this.

The Property is Placed In Tax Band C. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.





Floor 0

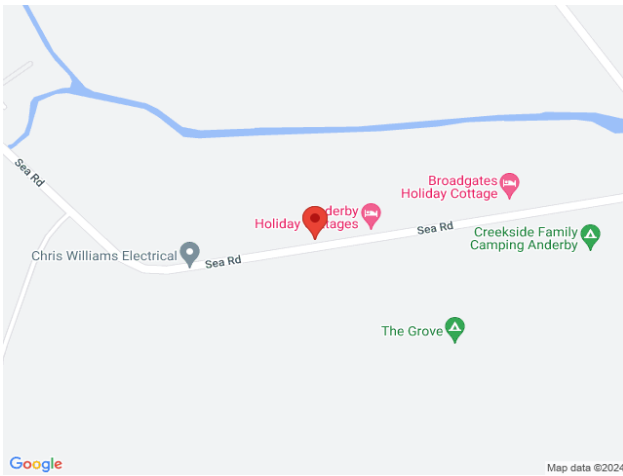


Approximate total area⁽¹⁾
143.48 m²
Reduced headroom
2.58 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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