

Buy. Sell. Rent. Let.



Lilac Cottage, Sea Lane, Anderby, PE24 5YE



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Guide Price

£80,000

When it comes to
property it must be


lovelle



Guide price £80,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000

Key Features

- Immediate Exchange of Contracts Available available
- Huge potential
- Sold via Secure Sale
- Popular Village Location
- Open Views
- Large Rear Garden
- EPC rating TBC
- Tenure: Freehold



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000

Country lane location with large garden and open field views! This detached one bedroom bungalow, although requiring renovation, offers great scope to create a fantastic semi rural retreat. Ideal retirement property or could be suitable to rent out or as a holiday home! Less than 2 miles from Anderby Creek and the golden sandy beach and just over a mile from the village shop and petrol station in Huttoft. Anderby is 11 miles from the coastal town of Skegness and 5 miles from the Market Town of Alford which sits at the foot of the Wolds (an area of outstanding natural beauty).

Front Conservatory

1.79m x 4.86m (5'11" x 15'11")

Entered via a UPVC front door, of brick and UPVC construction, doors to bedroom and;

Lounge

3.68m x 3.59m (12'1" x 11'10")

With UPVC window to the front conservatory, electric radiator, door to;

Kitchen

4.56m x 2.07m (15'0" x 6'10")

UPVC window to the rear conservatory, fitted with a range of base and wall cupboards with worktops over, stainless steel sink freestanding gas cooker, freestanding fridge freezer, space for under counter appliance, doors to the bedroom, wet room and rear conservatory.

Bedroom

2.74m x 3.59m (9'0" x 11'10")

With window to the front conservatory, electric radiator, door into kitchen.

Wet Room

1.63m x 2.07m (5'4" x 6'10")

With electric shower over drain, low level WC, pedestal wash hand basin, UPVC window to the rear aspect.

Rear Conservatory

3.58m x 1.48m (11'8" x 4'11")

Of brick and UPVC construction, French doors to the rear garden, space for washing machine.

Outside

To the front is a gravelled car parking area for two cars. The rear garden is mainly laid to lawn with three sheds, coal bunker and is enclosed by fencing and hedging. Open fields to the rear of the garden.

Services

The property mains water, private sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. 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.

Location

Quiet village location with open field views to the rear aspect and less than 2 miles to the beach! With access to the Lincolnshire Coastal Country park with nature reserves, picnic areas and lots of lovely walks. The next village, Huttoft is 1.5 miles away and has petrol station and village store and primary school. The larger coastal towns of Mablethorpe and Skegness are 8 and 11 miles away respectively and the Market Town of Alford 5 miles away at the foot of the Lincolnshire Wolds.

Directions

From Skegness take the A52 north going through Ingoldmells, Hogsthorpe and Mumby. After Mumby there is a turning off to the right marked for Anderby onto Sea Road. Follow the road for approximately a mile and the property can be found on the left hand side marked by our for sale board.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and

our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

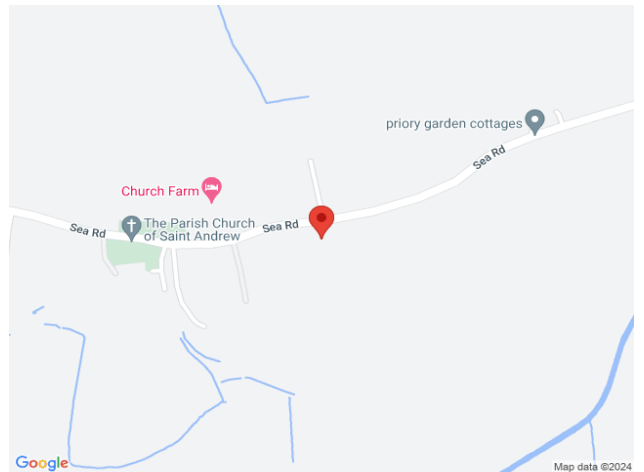
Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

GROUND FLOOR



When it comes to **property**
it must be



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