



OXFORD
FAMILY ESTATES



11 Anderby Road, PE24 5XA

£350,000

- Downstairs bedroom
- 2 Ensuite bedroom upstairs
- Ample parking
- Large garden
- Viewing HIGHLY recommended
- Downstairs bathroom
- Directly opposite the beach
- Option to have 4th bedroom, or additional dressing room
- Conservatory
- Lines open 8am-8pm(7 Days)

Bedrooms: 4 | Bathrooms: 3 | Receptions: 3

Property Type: Detached House



Council Tax Band: C Tenure: Freehold

Looking for a sizeable property near the beach? in need of a downstairs bedroom & bathroom? then Oxford Family Estates have the property for you. We are delighted to bring onto the market this Detached House with the option to layout with 3 or 4 bedrooms. Benefiting from the downstairs bedroom and bathroom, 2 en-suite bedrooms upstairs and the option to turn the additional office/craft room into a bedroom if needed. With a lovely mature garden, conservatory, patio area, plenty of sheds & a summerhouse there's ample space to enjoy in the summer. Recently fitted new flooring throughout the lounge diner, this house has a lot to offer. Situated directly opposite the beach and close to the North Sea Observatory & cafe with a pub and convenience store within a very short walk. Viewing is HIGHLY recommended to appreciate the location and size of the property.

Note: Remember we never take wide angle lens photos!

Entrance Hallway

Newly fitted laminate flooring flowing through to the dining room and lounge. Storage cupboard with folding door and under-stairs cupboard.

Downstairs Bathroom 1.74m max x 1.83m max (5'8" x 6')

Fully tiled with panel bath and electric shower above. Pedestal sink and low level toilet. Centrally heated towel rail and obscure Upvc double glazed window to the side elevation.

Utility Cupboard 1.45m x 0.83m (4'9" x 2'8")

Useful separate utility cupboard currently housing the washing machine and tumble dryer.

Downstairs Bedroom 3.70m x 4.11m (12'1" x 13'5")

Currently laid out with super-king bed and fitted wardrobes, drawers and freestanding wardrobes. Radiator under bow window to the front elevation.

Dining Room Area 3.04m x 2.52m (9'11" x 8'3")

Currently laid out with a 6 seater dining table and chairs, with opening through to the lounge.

Kitchen 6.16m x 2.42m (20'2" x 7'11")

Fitted with a range of wall and base units in a gloss white with tiled splash backs, it's a sizeable extended kitchen. With an opening in the original old section of the kitchen with space for an American style fridge freezer, and under counter fridge and dishwasher. Stainless steel sink under one of three Upvc double glazed windows to the side elevation. Flavel electric double cooker under extractor hood. French style patio doors out to the conservatory.

Lounge 5.88m x 3.75m (19'3" x 12'3")

Electric fire in tiled hearth and wooden surround. Two sets of French style double door lead out to the conservatory and patio.



Conservatory 5.07m x 3.20m (16'7" x 10'5")

Polycarbonate roof, tiled floor, radiator and French style double doors out to the garden.

Bedroom 1 3.12m x 3.29m (10'2" x 10'9")

Built in wardrobes, radiator under Upvc double glazed window to the front elevation.

En suite

Fitted with corner shower cubicle, pedestal sink and low level toilet. Partly tiled walls, vinyl flooring and obscure Upvc double glazed window to the rear.

Bedroom 2 3.73m x 2.03m (12'2" x 6'7")

Currently laid out with a double bed and drawers. Shelving acts as a hidden door to a storage cupboard. Radiator and Upvc double glazed window to the rear.

En suite 1.87m x 2.08m (6'1" x 6'9")

Fitted with a panelled bath, pedestal sink and low level toilet, with obscure Upvc double glazed window to the rear.

Office/craft room/Bedroom 4 3.70m x 2.59m (12'1" x 8'5")

With a doorway off the landing and an opening from the 2nd bedroom, this room can be used flexibly to your requirements. Currently being used as an office/craftroom, the room could quite easily be turned back into a 4th bedroom or used as a walk in wardrobe/dressing space.

Outside

The front of the property is block paved and has parking for multiple vehicles. Gated access to the side of the property and rear garden.

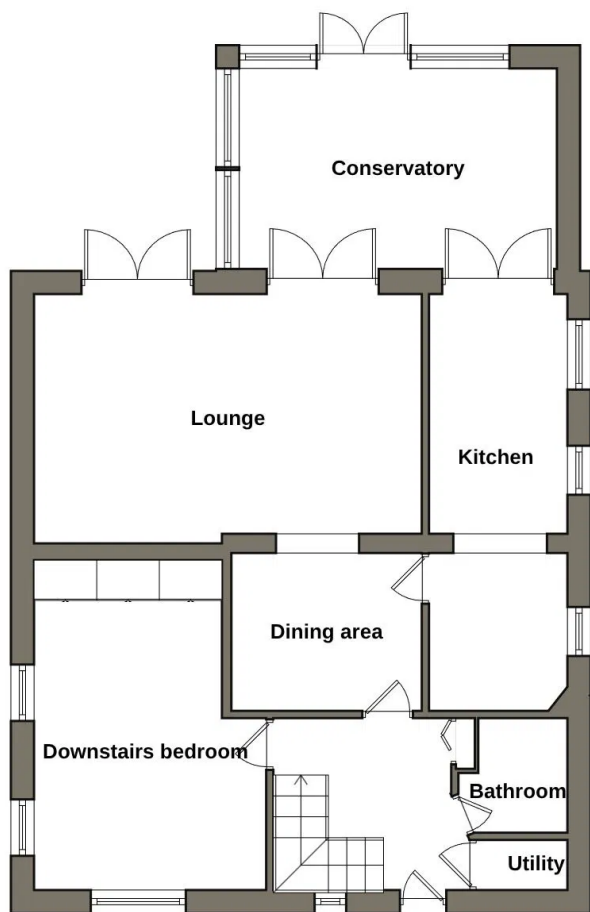
The rear garden is mostly laid to lawn, with mature borders and a feature arch walkway and seating area that leads up to the patio doors. Also included is 3 sheds and a summer house.

Chapel St Leonards

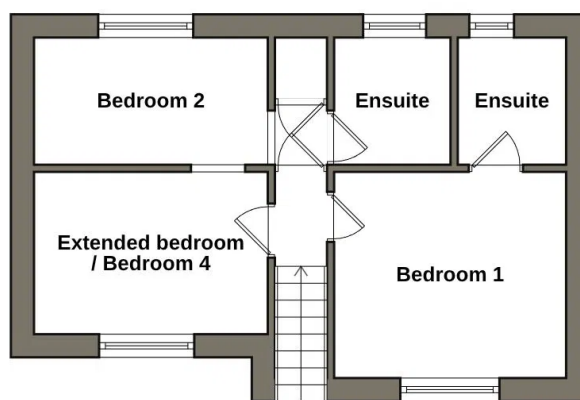
Chapel St Leonards is a lovely sea-side village on the east coast nestled between the major resorts of Skegness and Mablethorpe. It has a population of around 3,000 and is well known for its beautiful sandy beaches and long promenades. During the summer months it benefits greatly from tourists creating a lovely vibrant atmosphere.

The village has a lot to offer with a wide range of shops including butchers, chemist, estate agents, co-op, spar, cafes, restaurants and pubs. There is a village hall with a full programme of regular activities, doctors surgery, two churches and a primary school.





Ground floor



First floor

Floorplan is for layout purposes only and should not be used for structural purposes.

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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