



Fox Cottage, 3 Sea Road, Anderby, Skegness

£299,950



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**Willsons**  
SINCE 1842

Fox Cottage, 3 Sea Road,  
, Anderby, Skegness,  
Lincolnshire, PE24 5YE

### "AGENT'S COMMENTS"

*A spacious detached country cottage in gardens and grounds of 0.69 of an acre in this popular coastal village location having accommodation of entrance porch, hall, dining kitchen, bath/shower room, utility room, living-dining room, 2 first floor bedrooms and bathroom. The property benefits from Upvc and sealed unit double glazing, oil fired central heating, double garage and workshop, summerhouse, sheds and soft fruit area.*

### LOCATION

*Anderby is a village approx. 2 miles inland from east Lincolnshire's sandy beaches. Chapel St Leonards also a coastal village is approx. 4 miles to the south & has a doctor's surgery, shops & range of eateries. Skegness is approx. 11 miles to the south with supermarkets, banks, range of shops including national chains, train station & Hospital. The market town of Alford being approx. 5 miles to the west also has shops, doctor's surgery & dentists. Primary schools are located at the neighbouring villages of Huttoft, Hogsthorpe & Chapel St Leonards with both comprehensive & grammar schools in Skegness & Alford*



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### Accommodation

Upvc double glazed entrance door opens into:

### Dining Kitchen

18'8" x 14'4" (5.69m x 4.37m)

Equipped with a stylish modern suite of anthracite grey high gloss wall and base units, coordinating worksurfaces incorporating black glass single drainer sink with mixer tap, 5 ring LP gas fired hob with extractor hood over, splash-back tiling, rising socket, illuminated corner units, oven unit incorporating double oven with microwave over, corner larder cupboard, deep drawers, integrated wine chiller cabinet, space for dishwasher, recess for fridge freezer, double glazed roof lantern, Upvc double glazed side window and door, rear patio doors, herringbone tiled floor, opening to:

### Hallway

With radiator, Upvc double glazed side window and exterior door.

### Shower/Bathroom

12'1" x 5' (3.68m x 1.52m)

equipped with a walk-in shower with electric shower, wc, wash hand basin, corner bath, heated towel rail, tiled walls, double glazed roof lantern.

### Utility Room

9' x 8'1" (2.74m x 2.46m)

Equipped with wall and base units, worksurface incorporating stainless steel single drainer sink with mixer tap, splash-back tiling, space and plumbing for washing machine, further appliance space, 2 Upvc double glazed windows.

### Living, Dining and Study Room

19' x 15'5" / 11'4" (5.79m x 4.70m / 3.45m)

Having tiled floor, sealed double glazed side and front windows, 3 radiators, recessed understairs store cupboard, space with worksurface for office, TV point, decorative fireplace with oak surround and tiled cheeks and inset electric fire, door to:

### Ground Floor Lobby

With further door to:

### Front Porch

Housing the Boulter oil fired central heating boiler.

### First Floor Landing

With stairs from the lobby.

### Bedroom 1

12' x 10'5" max (3.66m x 3.18m max)

Sealed unit double glazed front window, double glazed rooflight, radiator, recessed over-stairs double wardrobe, inset ceiling spotlights, radiator.

### Bedroom 2

8'5" x 8' (2.57m x 2.44m)

Sealed unit double glazed rear window, radiator.

### Bathroom

6'8" x 5'3" (2.03m x 1.60m)

Equipped with bath with electric shower over, wc, wash hand basin, ladder style towel rail, sealed unit double glazed rear window, storage cupboard.

### Exterior

The property is approached over a wide concreted drive with lawned front garden with central bed and containing the central heating oil tank with screen fencing around, the drive leads to the side of the property allowing ample parking for several vehicles and leading to the front entrance door and the:

### Double Garage

19'10" x 18' (6.05m x 5.49m)

Having 2 roller shutter doors, tiled floor, sealed unit double glazed rear window, pull-down ladder to boarded loft space and door into:

### Workshop/Family Room

13'7" x 9'9" (4.14m x 2.97m)

With tiled floor, 2 sealed unit double glazed windows, wooden exterior door.

### Rear Garden

Having a concreted patio area with covered pergola over leading to a rear paved patio with a further slightly raised rear patio, a further sitting area to the rear of the property and a timber summerhouse with balustrade and 2 sheds to the rear, both with concreted floors, lawned garden with concrete path leading to a fence and arbour seat with a gate opening onto the small rear paddock with assorted soft fruit bushes to the far end of the garden.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services, Construction and Solar Panels

We understand that mains electricity, water and drainage are connected to the property. Heating is via an oil fired central heating boiler. The cottage has a pitched concrete interlocking tiled roof to the front with 2 rear single storey flat felted roof sections. Prospective purchasers will note that there are Solar Panels mounted on both of these flat roofed sections and although they have been installed they have not been connected to the property.

### Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of 47E. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 8385-7422-3870-1357-9922.

### Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

### Directions

Proceed north on the A52 coast road out of Skegness past the villages of Ingoldmells, Chapel St Leonards, Hogsthorpe and Mumby towards Huttoft and Sutton on Sea turning right at the junction to Anderby and into the village whereupon the property will be found on the left hand side.

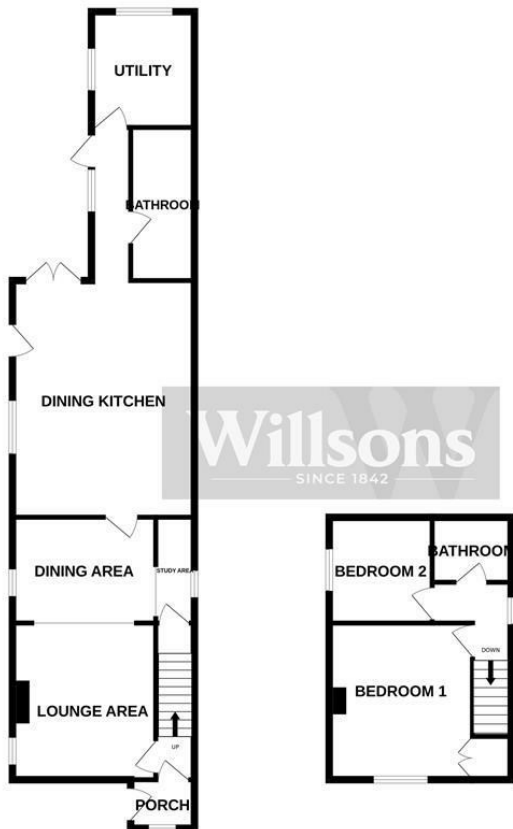
### What 3 Words

shams.grumbling.reverses



GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### FLOORPLAN Not to scale – For identification purposes only

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**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

