



CHOICE PROPERTIES

Estate Agents

Belvedene Sandy Lane,
Skegness, PE24 5XX

Price £775,000



It is a pleasure for Choice Properties to welcome you to this stunning detached dormer bungalow located in the picturesque Sandy Lane, Anderby Creek. This charming property boasts 3 bedrooms, 2 bathrooms, 2 cloakrooms, a large open plan living area, direct private access to the beach and two bedroom static caravan included in the sale, offering ample space for comfortable living.

One of the highlights of this property is its private access to the beach, allowing you to enjoy leisurely strolls along the sandy shores whenever you desire. The spacious gardens and driveway provide the perfect setting for outdoor gatherings, gardening enthusiasts, or simply relaxing in the fresh sea air. Finished to a high standard throughout, this bungalow exudes elegance and style, creating a warm and inviting atmosphere for you to call home.

Embrace coastal living at its finest and make this property your own slice of paradise in the sought after Anderby Creek!

This most spacious accommodation has undergone a high quality and tasteful renovation by the current owners and further benefits from oil fired underfloor heating on the ground floor, with radiators on the first floor. Internally, the property comprises:

Entrance Hall

10'0" x 8'6"

Composite front entrance door. Built in storage cupboards.

Living Room

27'0" x 11'8"

Wall mounted thermostat controls for the underfloor heating. TV aerial point and ethernet point. Staircase to the dormer bedroom 3.

Open Plan Living Area

18'0" x 31'7"

A most spacious, light and airy living area benefitting from large bi-fold doors to the front aspect. Side entrance door. TV aerial point and ethernet point. Spot lighting. Space for a dining table. Wall mounted thermostat controls for the underfloor heating. Stylish fitted kitchen:

Kitchen

A new stylish fitted kitchen comprising a range of electric self closing wall and base units with work surfaces over, large stainless steel sink unit and drainer with 'Zip' mixer tap over; with boiling water feature, integral dishwasher, integral fridge, large island with integral storage and power points as well as five ring induction hob and boiling tap, integral electric combi oven with grill and plate warmer, under counter projector and lighting. Two feature skylights. Wall mounted thermostat controls for the underfloor heating. Cupboard housing the wall mounted consumer unit.

Utility Room

6'0" x 9'4"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, plumbing for a washing machine and dryer. Space for a freestanding fridge/freezer. uPVC stable door. Spot lighting.

WC

3'0" x 9'3"

Fitted with dual flush wc and hand wash basin in vanity unit with mixer tap. Also housing the hot water cylinder.

Bedroom 1

21'0" x 9'2"

Spacious double bedroom. Wall mounted thermostat controls for the underfloor heating. TV aerial point and ethernet point. Double opening 'French' style patio doors leading out to the garden.

En-Suite Bathroom

6'0" x 11'8"

Fitted with a stylish three piece suite comprising panelled bath tub with taps and shower attachment over, hand wash basin with separate hot and cold taps over and dual flush wc. Spot lighting.

Bedroom 2

13'0" x 9'3"

Spacious double bedroom. TV aerial point and ethernet point. Wall mounted thermostat controls for the underfloor heating.

En-Suite Shower Room

7'0" x 9'3"

Fitted with a stylish three piece suite comprising walk-in shower enclosure with mains fed shower over, dual flush wc and hand wash basin with mixer tap over. Spot lighting.

Bedroom 3

12'0" x 11'8"

Spacious double bedroom. Double opening patio doors.

En-Suite WC

8'0" x 2'7"

Fitted with dual flush wc and hand wash basin with mixer tap.

Driveway

A spacious gravelled driveway provides off road parking for several vehicles.

Garage

The property further benefits from a detached double garage.

Garden

The property is fronted by a generously sized garden, laid mostly to lawn with timber fencing to the boundaries. The property further benefits from another lawned garden to the side as well as an area laid to artificial turf, perfect for your garden furniture!

Private Access to the Beach

To the rear of the property, a timber gate opens out to a private path leading up to a timber deck overlooking the golden sandy beaches of Anderby Creek.

Static Caravan

A two bedroom static caravan will also be included in the sale. The caravan benefits from double glazing throughout and central heating and can be found to the side of the property with timber fencing marking out its own smaller lawned garden.

Please Note

Please Note the following:

The solar panels at the property are owned outright.

The property has planning permission to erect a detached double garage.

The property benefits from CAT 6 cables in each room.

The boiler can be found in the boiler house to the side of the property.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Viewing Arrangements

By appointment through Choice Properties on 01507 443777.

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.













Floor 0



Floor 1

Approximate total area⁽¹⁾

1701.02 ft²

Reduced headroom

9.69 ft²

(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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Directions

From Sutton on Sea head South along the A52 towards Skegness, after passing through Huttoft turn left into Anderby village and then follow the road towards the coast to Anderby Creek. When you enter the village follow the road all the way to the seafront. You will see a private road on the left hand side, drive down this road and the property will be a little way along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

