



CHOICE PROPERTIES

Estate Agents

16 Grace Crescent,
Anderby Creek, PE24 5XR

Price £175,000



It is a pleasure for Choice Properties to bring to the market this immaculate two bedroom detached property in the ever sought after village of Anderby Creek, just moments away from the golden sandy beaches and a short drive from Sutton-On-Sea, Chapel St Leonards and Skegness. Benefitting from a high quality finish throughout, this stunning coastal retreat makes a perfect holiday home or holiday let. Early viewing is advised.

This impressive internal accommodation comprises:

uPVC Front Entrance Door

Leading into:

Utility Room

3'2" x 11'9"

Plumbing for washing machine.

Kitchen

6'11" x 5'7"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral electric oven and four ring induction hob with extractor over. Space for freestanding fridge. Part tiled walls.

Reception Room

15'7" x 9'0"

Light and airy reception room. TV aerial point. Telephone point.

Conservatory

10'10" x 9'1"

Space for dining table and chairs. Door to front garden.

Bedroom 1

8'11" x 8'10"

Double bedroom. Built in storage cupboard.

Bedroom 2

8'10" x 8'10"

Double bedroom. Built in storage cupboard housing the 'Viessmann' combination boiler.

Bathroom

4'5" x 8'11"

Fitted with panelled bath tub with taps and shower attachment over, dual flush wc and hand wash basin in vanity unit. Part tiled walls. Spot lighting.

Driveway

Providing off road parking.

Garden

To the front and rear of the property are low maintenance, enclosed gardens which are mainly laid to gravel. The rear garden benefits from a useful timber shed and paved patio area.

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 - TBC.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening Hours

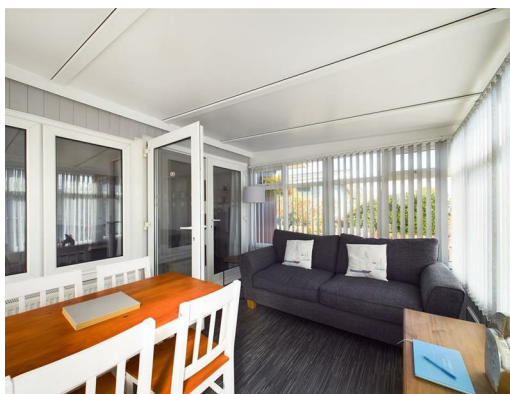
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making an Offer

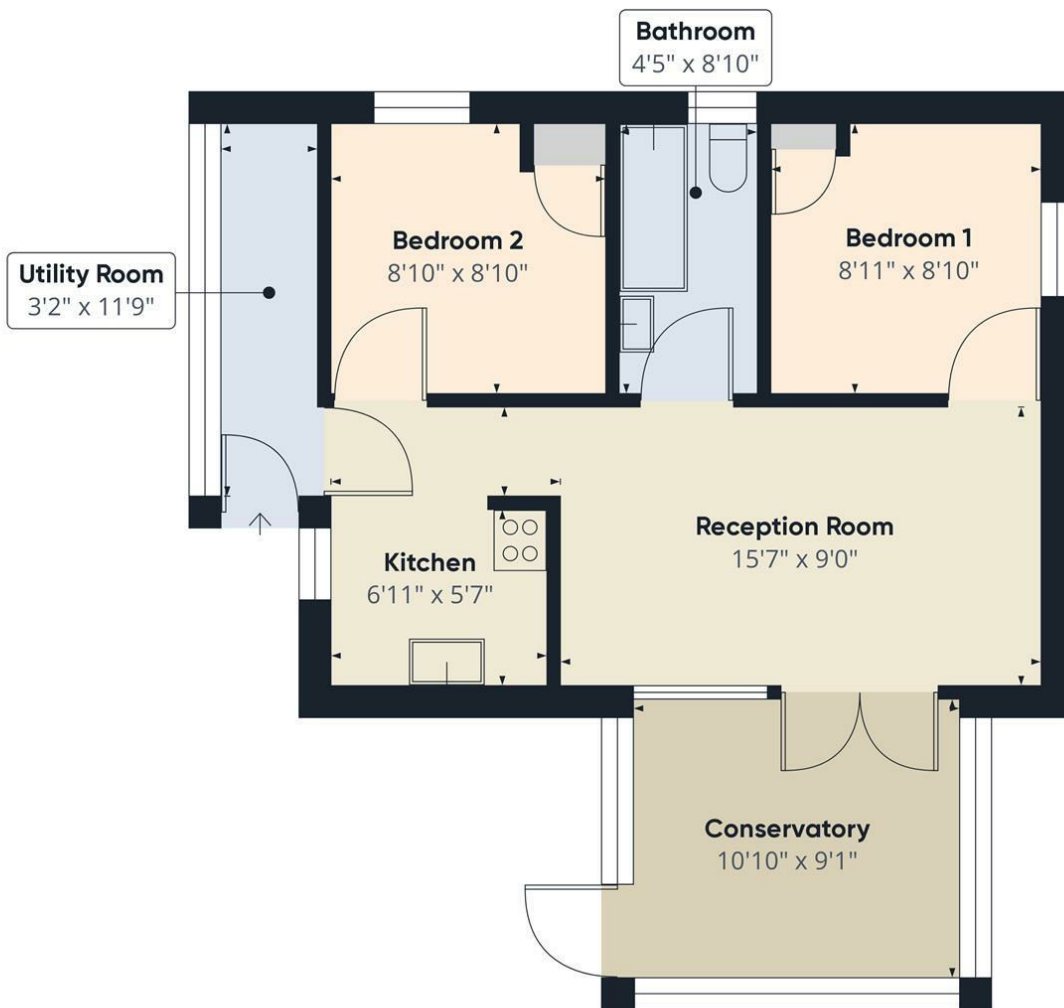
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.







Approximate total area⁽¹⁾
533.35 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Directions

From our Sutton on Sea office 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. From Sea Road turn left into Occupation Lane and then second right into Grace Crescent.

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

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