



CHOICE PROPERTIES

Estate Agents

19 Grace Crescent,
Anderby Creek, Skegness, PE24 5XR
Reduced To £165,000



It is a pleasure for Choice Properties to introduce to the market this deceptively spacious three bedroom detached property situated in the ever sought after location in Anderby Creek, only a short walk from the untouched and beautiful beach and only a short drive to Sutton on Sea, Chapel St Leonards and Skegness. Offered with no onward chain, this well maintained property is not one to be missed so early viewing is advised.

Featuring double glazed uPVC windows and wall mounted electric heaters throughout, the generously proportioned accommodation provides a spacious layout and comprises:

Utility Area

14'10" x 4'2"

Front and rear uPVC doors leading into the utility area; which features a polycarbonate roof, base unit with worktop over, space for a tumble dryer and plumbing for a washing machine. Door to:

Kitchen

8'10" x 8'11"

L-shaped kitchen fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer, space for a freestanding range cooker with a stainless steel extractor hood over, space for a dishwasher, integrated fridge, part tiling to the walls, inset spot lighting and uPVC cladded ceiling.

Reception Room

8'10" x 13'10"

Fitted with engineered oak flooring, a freestanding electric features fireplace, TV aerial, telephone point, inset spot lighting, uPVC cladded ceiling and double opening 'French' doors to the conservatory.

Conservatory

9'11" x 14'1"

Benefiting from triple aspect windows and featuring double opening 'French' doors to front aspect, engineered oak flooring, an apex polycarbonate roof, wall mounted electric feature fire and ample space for a dining table.

Hall

With a built in storage cupboard (measuring 2'07" x 3'02") and doors leading to:

Bedroom 1

10'2" x 8'10"

Spacious double bedroom with laminate flooring, four fitted single wardrobes, uPVC cladded ceiling and inset spot lighting.

Bedroom 2

9'9" x 8'10"

Double bedroom with inset spot lighting, uPVC cladded ceiling and laminate flooring.

Bedroom 3

8'11" x 6'1"

With laminate flooring, uPVC cladded ceiling, inset spot lighting and a inset bookcase.

Bathroom

13'8" x 4'4"

Fitted with a three piece suite comprising a 'P' shaped bath tub with mixer tap and mains fed waterfall shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, shaver point, inset spot lighting, uPVC cladded ceiling, tiled walls and the bathroom also features a built in airing cupboard (measuring 1'10" x 3'06") housing the hot water cylinder.

Driveway

Block paved driveway providing off road parking.

Garden

The property is fronted by a low level timber fence, enclosing a garden laid with shingle for ease of maintenance, but further featuring a low level and well maintained hedge to the boundary. To the rear of the property you will find a privately enclosed garden, paved for ease of maintenance with timber fencing to the boundaries. The rear garden additionally benefits from two timber summerhouses, both with power and lighting and one with a decked area to front aspect.

Furniture

The current vendors can also sell the property furnished if a buyer would prefer.

Tenure

Freehold.

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.

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

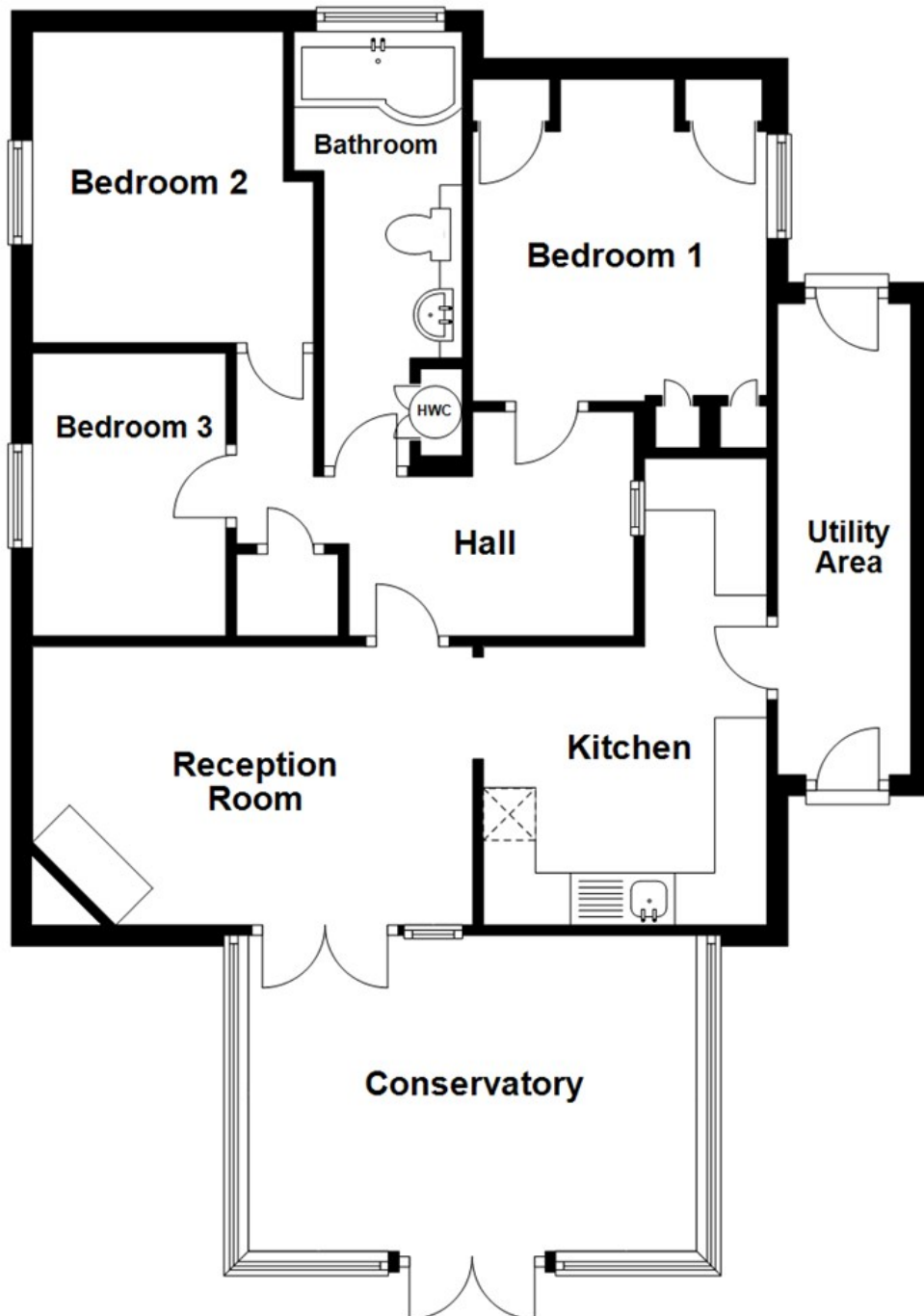
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.





Ground Floor



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			56
(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	

