



# CHOICE PROPERTIES

## *Estate Agents*

10 The Court,  
Anderby Creek, PE24 5YQ

Price £175,000



Nestled in The Court at Anderby Creek, this charming detached bungalow offers a delightful retreat just a stone's throw from the beach. The property boasts an open plan living area that creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining.

The bungalow is situated in a quiet location, ensuring peace and tranquillity, making it an ideal home for those seeking a slower pace of life. The proximity to the beach allows for leisurely strolls along the shore, providing a wonderful opportunity to enjoy the natural beauty of the coastline.

Ample parking is available, adding to the convenience of this lovely home. Whether you are looking for a permanent residence or a holiday getaway, this bungalow presents a fantastic opportunity to embrace coastal living. With its blend of comfort and accessibility, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this delightful bungalow your own.

The property is of non standard construction and benefits from having electric heating plus UPVC double glazing. Internally the well presented accommodation consists of:

### **Front entrance door to:**

#### **Porch**

Door to:

#### **Open plan Lounge/Kitchen**

10'10" x 16'6"

Lounge area - Electric fire set in feature surround. Wall mounted electric heater.  
Kitchen area- Fitted wall and base units with work surfaces over. 1.5 bowl sink unit and drainer with mixer taps. Integrated electric oven and hob. Plumbing for washing machine.

#### **Hall**

Airing cupboard housing the hot water cylinder with immersion heater.

#### **Bedroom 1**

8'2" x 7'10"

Sliding patio door to the conservatory.

#### **Bedroom 2**

8'2" x 8'4"

Door to the conservatory.

#### **Bedroom 3**

8'6" x 5'1"

#### **Shower Room**

6'3" x 4'11"

With three piece suite which consists of a shower enclosure with electric shower, wash hand basin and w.c. Fully tiled walls. Extractor fan. Electric storage heater.

#### **Conservatory**

8'4" x 16'6"

Door leading out to the rear patio and garden. (This room presently has a temporary dividing wall to create a study space).

#### **Driveway**

To either side of the property are driveways which are paved and gravelled. The front garden is also gravelled to provide additional parking if required.

#### **Gardens**

To the rear of the property is a small enclosed garden which is paved, gravelled and decked for ease of maintenance.

#### **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A. Amount Payable 2024/25 - £1393.88

### **Viewing arrangements**

Viewing 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.

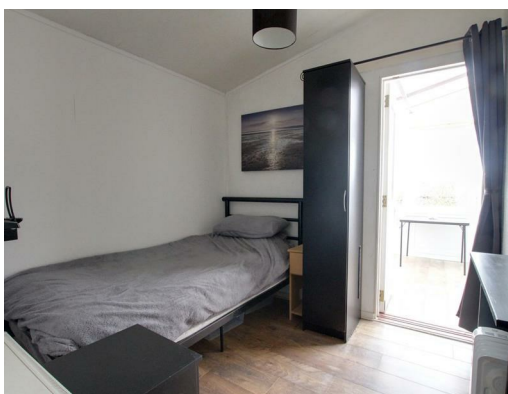
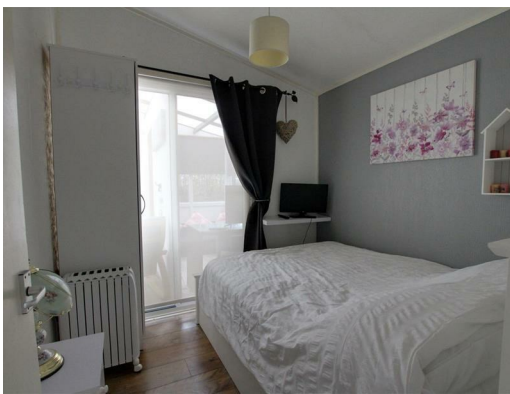
### **Making an offer**

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.

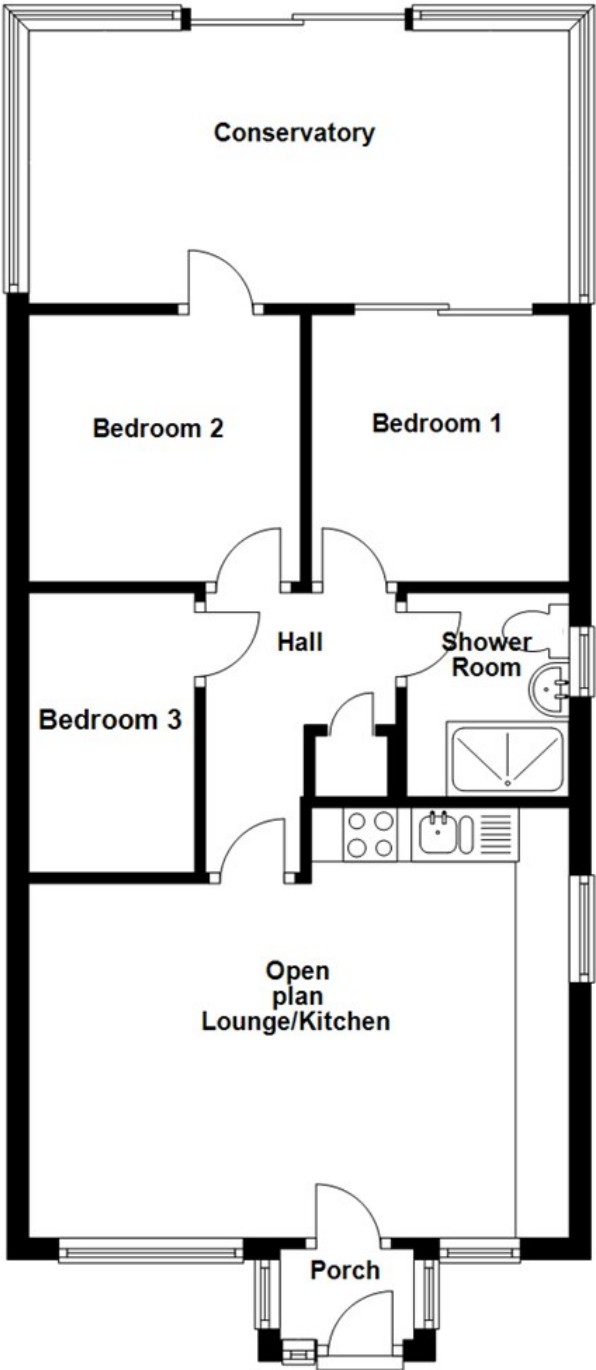
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.





**Ground Floor**



# Directions

From our Sutton office head south on the A52 to Sandilands and turn left onto Sea Road and continue along this road to Anderby Creek. Turn left into the village and then left again onto Occupation Lane. Continue towards the end of this road and turn right onto The Court where the bungalow can be found on your left hand side.

