



CHOICE PROPERTIES

Estate Agents

Three Wishes Sea Road,
Anderby, PE24 5YE

Offers Over £350,000



Are you looking for a spacious 5 bedroom bungalow featuring 2 Reception Rooms with good sized gardens looking out on to open views to the rear? Then Choice Properties advise viewing this super home. Located in the lovely country village of Anderby and only a short distance from the glorious sandy beaches on the coast and the inland charming historic market town of Alford this property is being sold with NO ONWARD CHAIN, we highly recommend arranging a visit to his fabulous residence at your earliest convenience.

Together with Oil Fired Central Heating and UPVC Double Glazing the property has the advantage of Solar Panels which are owned outright by the seller. The well laid out internal accommodation consists of:-

Front entrance door to:

Lobby

Good sized entrance lobby with door to cloakroom w.c. and double doors opening into a Grand Entrance Hall.

WC

With w.c. and wash hand basin.

Grand Entrance Hall

This super Hallway is so large it could easily be used as another reception room. Radiator and Phone point. The main corridor to all bedrooms houses good sized Loft access with integrated pull down ladder. The usable Loft space is partially boarded in the central area and has some storage racks and power and full lighting.

Lounge

20'7" x 13'11"

With Bow Window to the front. Open real fuel Fireplace. Radiator. Stunning views to the front across open countryside. Double doors leading into:-

Dining Room

11'1" x 10'6"

Radiator, Double doors opening on to the rear garden. Phone point.

Kitchen

11'1" x 11'3"

Attractive grey kitchen featuring an array of wall, base and drawer units with marble effect work surfaces and splashbacks. One and half bowl sink unit and drainer with mixer tap. Plumbing for automatic washing machine and dishwasher. High level oven and hob with extractor hood over. Rear access door to garden.

Bathroom & w.c.

6'7" x 7'8"

With key shaped panelled bath with mains shower over, wash hand basin set in vanity unit and push button flush w.c. Fully tiled walls. Radiator. Chrome heated towel rail and Radiator. Fitted corner cupboard and wall mounted mirrored cabinet which houses a shaving point.

Bedroom 1

10'5" x 10'5"

Radiator and built in wardrobe.

En-suite

5'11" x 6'5"

With walk in corner shower, low level flush w.c. and wash hand basin.

Bedroom 2

15'1" x 9'10"

Radiator. Sliding patio door leading on to the rear garden. Fully Fitted wardrobes.

Bedroom 3

12'1" x 14'2"

Radiator. Fitted storage cupboard.

Bedroom 4

11'1" x 6'7"

Radiator. Fitted Storage Cupboard.

Inner Hallway

Door to:

Study/Bedroom 5

10'8" x 6'11"

Radiator. Telephone and WiFi point.

Driveway

With ample parking for many vehicles.

Gardens

To the front of the property is a sweeping gravel driveway and attractive lawned areas with pathway leading to the front door of the bungalow. To the rear is a good sized private garden which features sunny patio areas and well tended lawns with flowers, shrubs and trees including an apple tree and ornamental cherry tree. The garden looks out on to stunning open countryside. Standing in the garden and to be included in the sale is a shed with power, suitable for Tumble dryer or additional fridge, a full large Work/Tool Shed with power and lighting, Smaller Garden Shed, Play House and Green House and coal store with coal.

Tenure

Freehold

Council Tax

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 D.

Viewing Arrangements

Viewing by Appointment through Choice Properties, Tel 01507 462277

Opening Hours

Opening Hours Monday to Friday 9am-5pm
Saturday 9am-3pm

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

Please use postcode PE24 5YE for directions to the property.

