



CHOICE PROPERTIES

Estate Agents

The Paddock Sea Road,
Anderby, PE24 5YB

Price £425,000



Choice Properties are delighted to offer for sale this charming three-bedroom detached bungalow located on Sea Road in the picturesque village of Anderby.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing with family and friends. The property boasts three well-appointed bedrooms, offering ample space for a growing family or guests.

A standout feature of this property is its extensive grounds of five acres (sts), providing plenty of outdoor space for gardening, entertaining, or simply enjoying the fresh air. The property also benefits from solar panels which are owned outright with three battery storage. Situated in the heart of a charming village, you'll enjoy the peace and tranquillity of rural living while still being within easy reach of local amenities.

Don't miss this brilliant opportunity to own a piece of countryside paradise in Anderby. Contact us today to arrange a viewing and make this delightful bungalow your new home!

Benefitting from electric wall mounted radiators throughout, this light and bright internal accommodation comprises:

Entrance Hall

15'5" x 6'7"

Composite front entrance door. Spot lighting. Cupboard housing the hot water cylinder. Doors to:

Reception Room

11'9" x 14'11"

Light and airy reception room with large picture window to the front aspect. Three feature wall lights. Electric fireplace set in feature surround with wooden mantle. TV aerial point.

Kitchen

11'9" x 12'4"

Fitted with a range of base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, plumbing for a dishwasher, space for large oven with extractor over, space for freestanding fridge/freezer. Spot lighting. Part tiled walls.

Utility

5'6" x 6'3"

Plumbing and space for a washing machine.

WC

5'6" x 2'11"

Fitted with wc and corner hand wash basin with mixer tap.

Dining Room

9'10" x 9'5"

Ample space for dining table. Cupboard housing the wall mounted consumer unit. Loft access. Telephone point. Sliding door to the conservatory.

Conservatory

12'6" x 12'10"

With double opening 'French' style patio doors leading to the garden.

Bedroom 1

11'9" x 11'9"

Spacious double bedroom.

Bedroom 2

11'9" x 11'9"

Spacious double bedroom.

Bedroom 3

7'9" x 9'9"

Ample space for spare bedroom or study etc.

Shower Room

8'1" x 7'4"

Fitted with three piece suite comprising large shower enclosure with mains fed shower over, hand wash basin set in vanity unit with mixer tap over and wc. Part tiled walls.

Driveway

Gravelled driveway providing off road parking for multiple vehicles.

Garden

The property is surrounded by a well maintained, lawned garden with timber fencing to the boundaries. This impressive garden further benefits from a gravelled area and paved patio area, currently used for a hot tub with canopy over, outdoor power points, and timber potting shed, work shop with power and light, summer house. The garden opens up through double opening gates into extensive grounds laid to lawn.

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 - D

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

Opening Hours

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

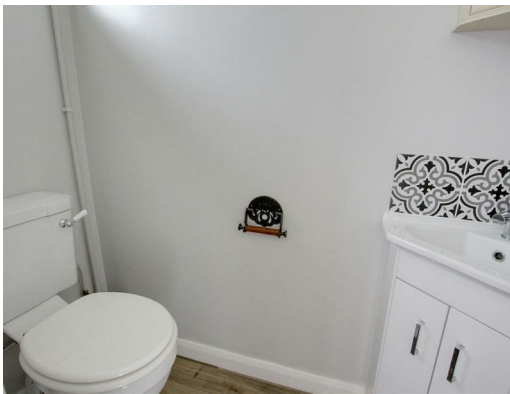
Saturday 9.00 a.m. to 3.00 p.m.

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. 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.



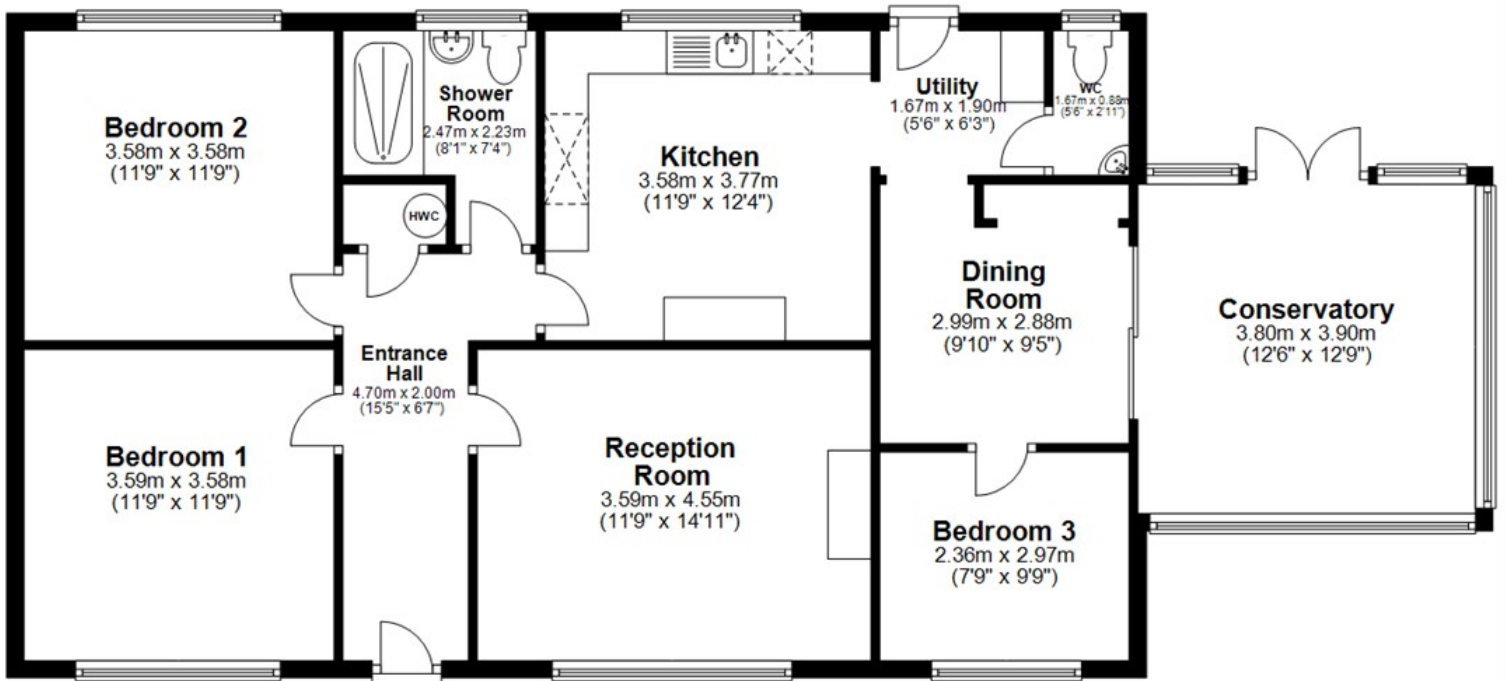








Ground Floor



Directions

Take a left out of our office. At the junction with the Church ahead, take a right and continue along East Street and then take the right hand turn onto A1111 (sign-posted Bilksby/Sutton on Sea). Continue along this road and just after the Spar/petrol station turn right on to B1449 (sign-posted Mumby). Continue along this road until you get to the junction, where you turn left onto the Mumby Road/A52. Continue on this road, and turn right onto Rectory Road/Sea Road. Continue on this road into Anderby and the property can be found on your left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(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	

