CHOICE PROPERTIES
Estate Agents

41 Grace Crescent, Anderby Creek, PE24 5XR

Offers Over £135,000

It is a pleasure for Choice Properties to bring to the market this most beautifully presented two bedroom detached bungalow situated in the ever sough after location of Grace Crescent in Anderby Creek. Neighbouring the idyllic lake at Grace Crescent and only a stone's throw from the beach, this charming property has undergone a number of tasteful renovations, as well as offering ample off road parking with an expansive driveway, an easy to maintain garden area and is further offered with no onward chain.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
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The well presented accommodation benefits from uPVC double glazing throughout, external composite cladding and comprises:

Entrance Porch/Utility Area
11'09" x 5'08"
Front uPVC door leasing into the entrance porch/utility area; benefiting from double aspect windows and featuring laminate flooring, space for a tumble dryer, space and plumbing for a washing machine and a door to:

Kitchen/Dining Room
25'03" x 8'03"
Fitted with a range of wall and base units with worktop over, one bowl ceramic butler sink with mixer tap, four ring induction hob, integrated fridge/freezer, electric oven, integrated microwave, built in larder cupboard, inset spot lighting, laminate flooring, ample dining space, two sets of uPVC sliding patio doors and a door to:

Reception Room
14'09" x 13'05"
Light and airy reception room benefiting from double aspect windows and sliding uPVC patio doors to front aspect and featuring a TV aerial, newly laid carpets and a tiled hearth for a freestanding electric feature fireplace.

Lobby
4'01" x 4'05"
With newly laid carpets and doors to:

Bedroom 1
14'04" x 8'09"
Spacious double bedroom with newly laid carpets, a TV aerial and fitted drawers and double wardrobes.

Bedroom 2
8'10" x 8'10"
Double bedroom with a fitted single bed and fitted bunk beds, as well as newly laid carpets and two fitted cupboards; one housing the tankless electric water heater and the wall mounted consumer unit.

Shower Room
9'10" x 5'08"
Fitted with a three piece suite comprising a shower cubicle with electric 'Aquas' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls, a 'Manrose' extractor fan, wall mounted 'Dimplex' heater and a built in storage cupboard with shelving.

Driveway
Expansive driveway providing ample off road parking for multiple vehicles.

Garden
The property sits on a generously sized plot. The grounds surrounding the bungalow are of low maintenance; paved or laid with shingle with low level and well established hedging and timber fencing to the boundaries. To the rear of the property you will find a useful an sizeable timber shed.

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.

HOME

Approximate total area(1)

757.78 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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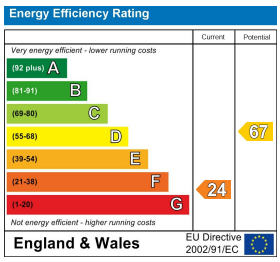
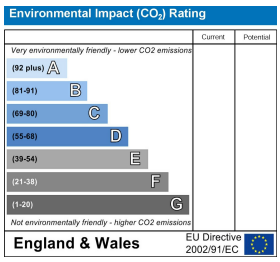
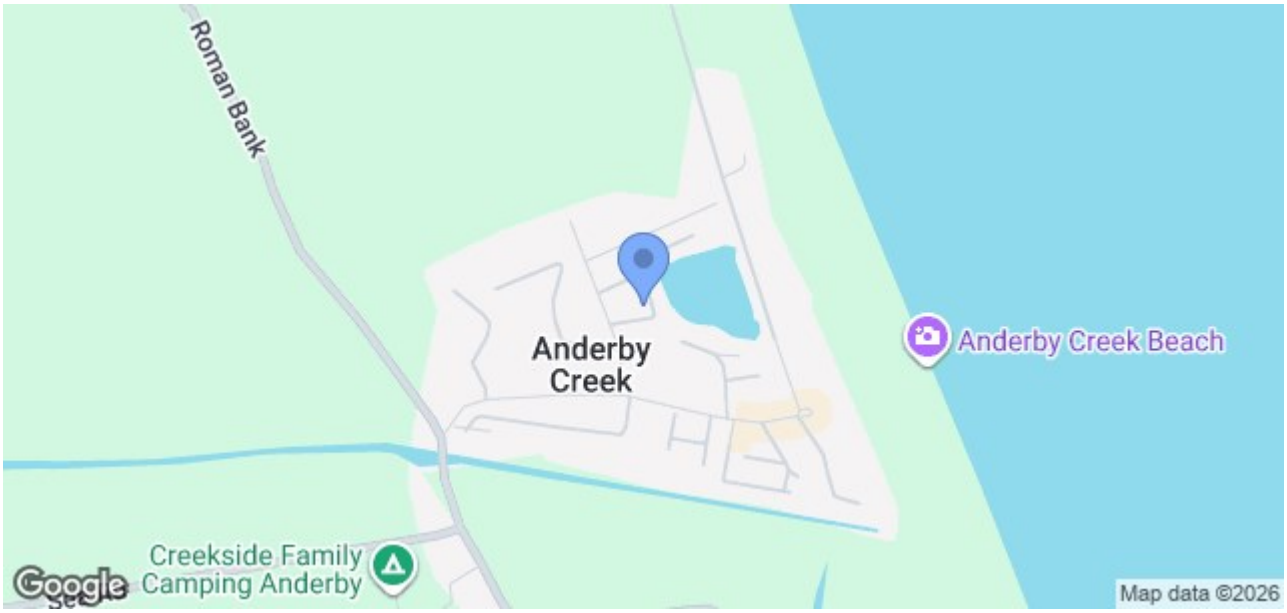
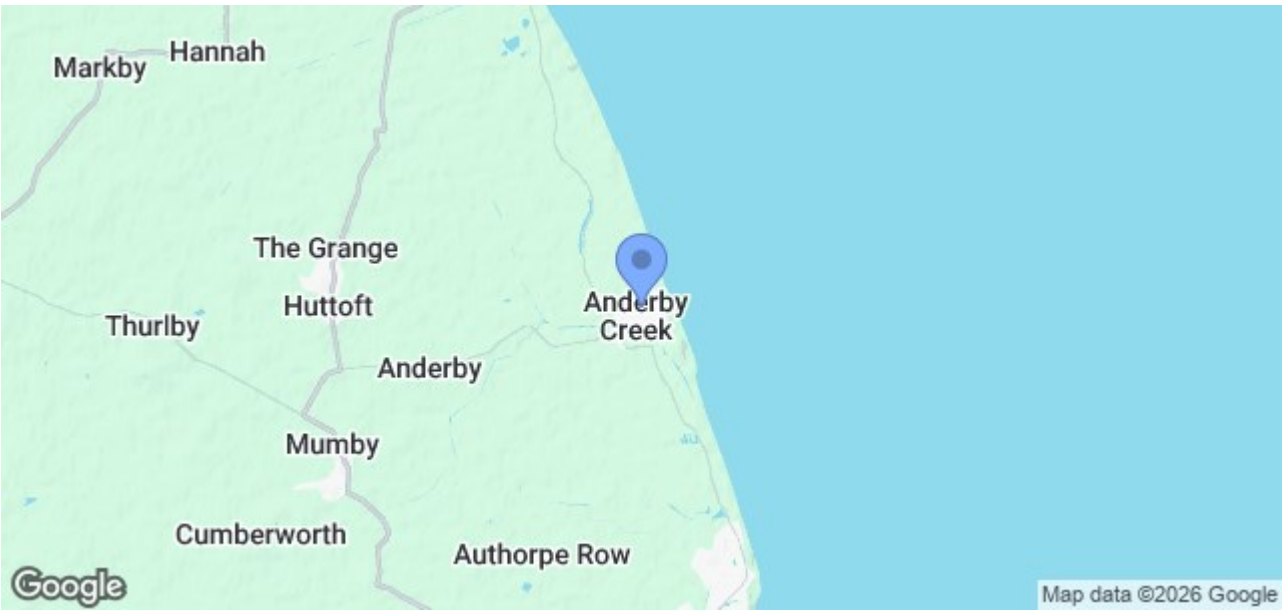
Directions

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.