



CHOICE PROPERTIES

Estate Agents

2 Coastguard Cottages Sea Road,
Anderby Creek, PE24 5XW

Price £259,000



Choice Properties are delighted to present this spacious two-bedroom semi-detached home, with a generous rear garden. Beautifully renovated and maintained, the property offers comfortable interior accommodation, substantial off-road parking, and an enviable location just moments from the sought-after beach of Anderby Creek. Early viewing is highly recommended to fully appreciate all this coastal gem has to offer.

Featuring oil fired central heating, a septic tank sewerage system and uPVC double glazing throughout, the abundantly light and bright accommodation comprises:-

Entrance Hall

uPVC front entrance door leading into the entrance hall, with stairs to the first floor and a door to:

Reception Room

11'08" x 11'11"

Light and airy reception room with an original feature fireplace hearth housing a freestanding electric feature fireplace; with a wooden mantle, TV aerial and doors to:

Sun Room

7'06" x 9'04"

With a 'Velux' style window, laminate flooring and double opening 'French' doors to the garden.

Kitchen/Dining Room

13'10" x 13'00"

Fitted with a range of stylish wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring 'Logik' electric hob with extractor hood over, integrated electric oven, space for a freestanding fridge/freezer, under-stair storage area, ample space for a dining table, built in storage cupboard, double aspect windows and a door to:

Utility Area

3'09" x 6'00"

With space for a dishwasher and space and plumbing for a washing machine with worktop over, tiled flooring, double aspect windows, inset spot lighting and a uPVC door to the garden.

Shower Room

3'11" x 5'10"

Fitted with a three piece suite comprising a shower cubicle with an electric 'Mira Sprint' shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, tiled flooring and an extractor fan.

Landing

With loft access and doors to:

Bedroom 1

11'06" x 11'09"

Spacious double bedroom with a telephone point and built in storage cupboard.

Bedroom 2

12'00" x 7'04"

Double bedroom.

Bathroom

8'04" x 5'00"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and electric 'Triton' Vega shower over, hand wash basin with mixer tap; built into vanity unit and WC with dual flush button, mermaid boarding to the walls, inset spot lighting, an extractor fan and a heated towel rail.

Driveway

Providing ample off road parking.

Garden

To the rear of the property you will find a sizeable and privately enclosed garden laid mostly to lawn with low levelled bricked walls and timber fencing to the boundaries. The rear garden additionally benefits from an expansive paved patio seating area, array of well established trees and shrubs and an outside store. The oil tank and external oil fired boiler can both be found in the garden too.

Tenure

Freehold.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening Hours

Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

Making an Offer

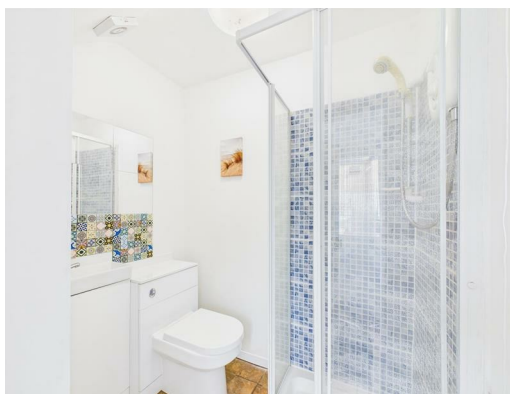
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

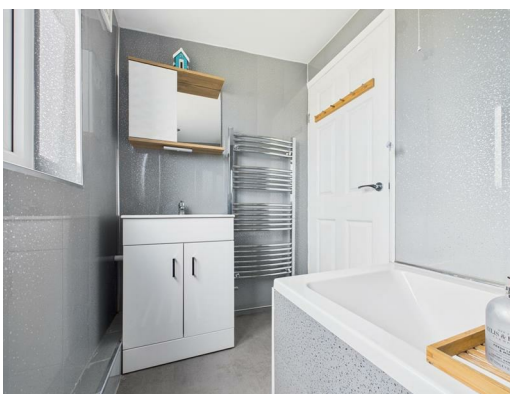
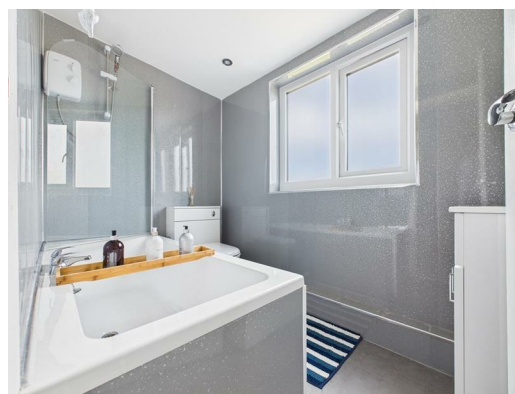
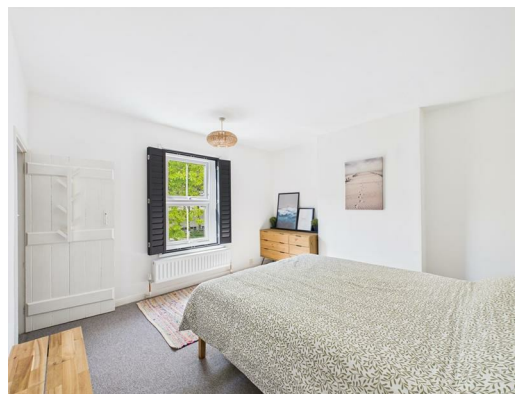
Council Tax Band

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.







Floor 0



Floor 1

Approximate total area⁽¹⁾
757 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Please use the postcode PE24 5XW to navigate to the property. As you drive into Anderby Creek; the property can be found on your left hand side. before approach the mini-roundabout near the Anderby Beach Café,

