CHOICE PROPERTIES

Estate Agents

Meadowsweet The Dell, Anderby Creek, Skegness, PE24 5XU

Reduced To £185,000



Choice Properties are delighted to present this charming two-bedroom detached bungalow, ideally situated just a stone's throw from the beautiful beach at the highly sought-after Anderby Creek. Well presented throughout, the property offers comfortable accommodation comprising entrance hall leading into a spacious open-plan lounge/dining room, fitted kitchen, two good-sized double bedrooms, bathroom and separate WC. The property has also been successfully operated as a holiday let, making this an excellent opportunity for buyers looking for a coastal investment, holiday home or permanent residence. Outside, there is a private enclosed rear garden together with a front garden, while a driveway provides ample off-road parking and leads to the garage. An excellent coastal property in a superb location, offered for sale with no onward chain. Early internal viewing is highly recommended.

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
naea | propertymark PROTECTED

The perfect home in the sought after Anderby Creek with accommodation comprising :

Entrance
Double glazed sliding doors to front, tiled floor, open plan to:

Lounge Area
20'9 x 13'
Two double glazed windows to front, open fire with brick surround, two night storage heaters, open plan to:

Dining Area
Double glazed window to front.

Kitchen
12'10 x 8'5
Double glazed window to rear, double glazed sliding doors to rear opening to garden, range of base level units, stainless steel sink with mixer tap and drainer, space for appliances, built in walk-in larder cupboard with double glazed window to side, night storage heater.

Inner Hall
Loft hatch, night storage heater, access to:

Bathroom
Obscure double glazed window to front, suite comprising pedestal wash basin, panelled bath, shower fitted above bath, part tiled walls, heated towel rail, wall mounted blow heater.

Separate W.C
Two obscure double glazed windows to side, low level w.c, bidet, part tiled walls.

Bedroom One
10'8 x 7'3
Double glazed window to rear, night storage heater.

Bedroom Two
7'11 x 7'9
Double glazed window to rear, night storage heater.

Garden
Mainly laid to lawn, flowers, trees and shrubs, patio area, side access, access to garage, fenced surround.

Garage
Twin opening doors.

Store Room / Coal Store
Situated to the rear of the garage, access from garden.

Driveway
Leading to garage, providing off road parking space.

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 TBC

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.

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

Viewing Arrangements
Contact Choice Properties on 01507 443777

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.



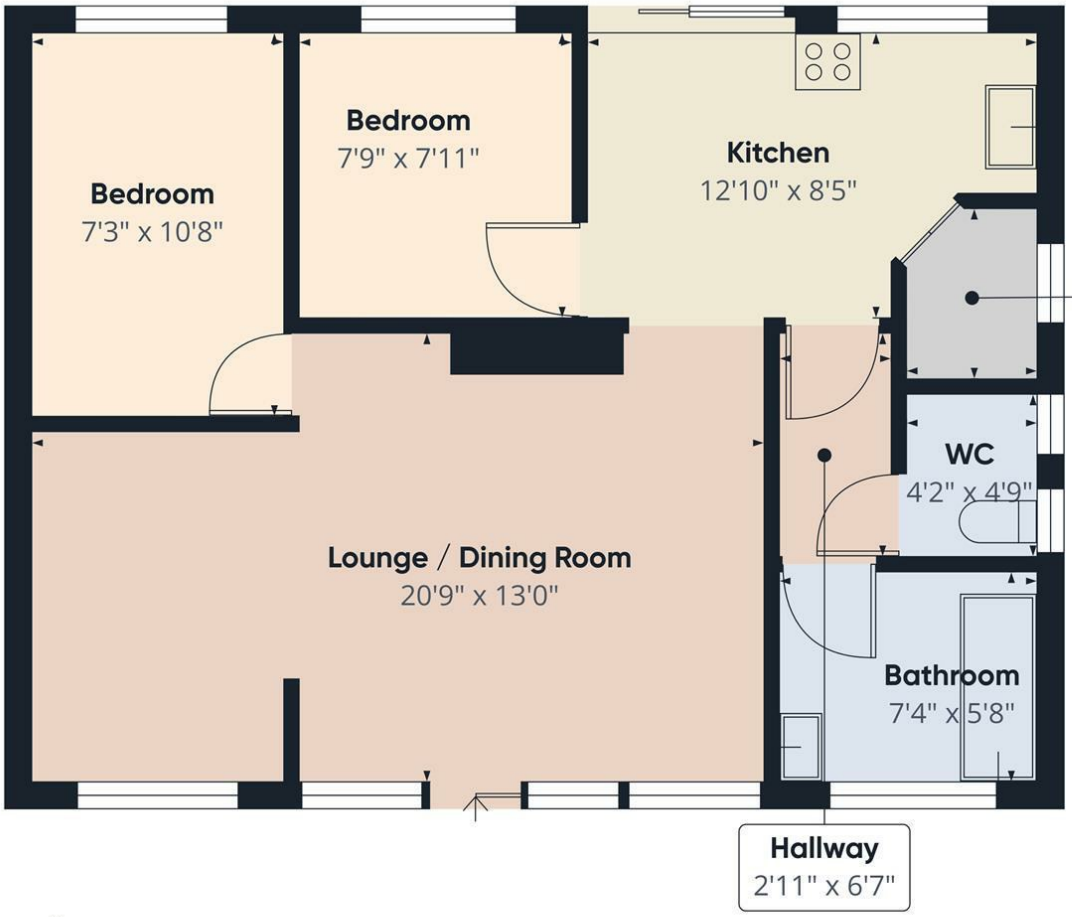










Approximate total area(1)

589 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.

GIRAFFE360

Directions

As you enter Anderby Creek via Sea Road, turn right into The Dell and the property can be found on the right hand side.

