



Sea Road, Anderby



2



1



3

OIRO £300,000

- Detached Bungalow
- Kitchen and Dining Room
- Conservatory
- Open Field Views
- Driveway
- Village Location
- Freehold
- EPC rating C



Northwood are pleased to bring to market this attractive and spacious two bed detached bungalow situated in the quaint sought-after village location of Anderby. With open field views to the rear and within walking distance to the beach and open countryside walks. The property benefits from UPVC Double Glazing, Oil Fired Central Heating replaced in 2024 and amp; mains drains. Early viewing is advised. The property comprises of Entrance Hall, Lounge, Kitchen, Dining Room, Conservatory, Boot Room, Two Bedrooms and Shower Room upgraded in 2024. With Front and Rear South Facing Garden, Driveway Parking.

Entrance Hall 2.09m x 1.86m (6'11" x 6'1")

With Upvc door in, radiator, power points, picture light, doors to all rooms and access to the roof space via loft which has been boarded and light connected..

Lounge 5.46m x 5.76m (17'11" x 18'11")

Dual aspect windows, one being a bay window to the front elevation and further side elevation, spacious and light lounge, feature fireplace with electric log burning effect fire set in surround, two double radiators, x 2 tv point and power points.



Kitchen 2.75m x 3.95m (9'0" x 13'0")

Dual aspect windows to rear and side elevation, fitted with a range of modern high gloss finish base and wall units and pan drawers with quartz worktop over, one and half bowl sink unit with drainer, double fan assisted electric oven, ceramic touch control electric hob with extractor hood over (fitted Jan 2026), space and plumbing for automatic washing machine, plumbing for dishwasher, space for fridge freezer, power points, radiator and door into boot room;

Boot Room 0.9m x 2.57m (3'0" x 8'5")

Obscure window to front elevation, WC, shelving and door out to the rear garden.

Dining Room 3.03m x 3.94m (9'11" x 12'11")

Sliding doors into the conservatory, double radiator and power points.

Conservatory 3.46m x 3.41m (11'5" x 11'2")

Windows to all elevations giving lovely views over the garden and rear fields, two doors giving access to rear garden, radiator and power points, triple ceiling light with fan, fitted carpet.

Bedroom One 3.14m x 3.31m (10'4" x 10'11")

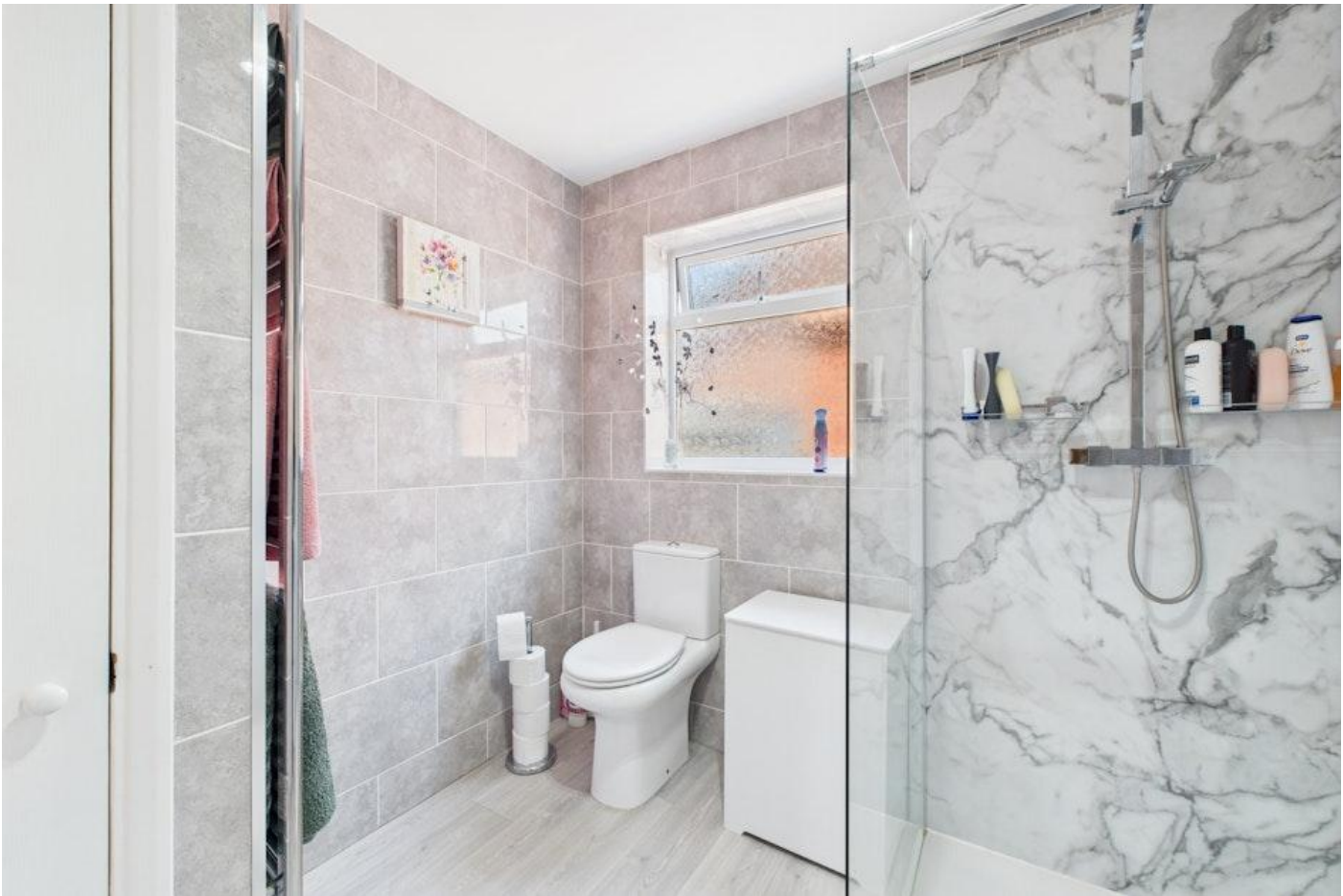
Window to rear elevation overlooking the field and rear garden, double bedroom, fitted triple wardrobes with draws and dressing table and cupboard, over head storage, wall mounted corner unit, recently carpeted, double radiator and power points.

Bedroom Two 2.42m x 3.54m (7'11" x 11'7")

Window to front elevation, double bedroom, fitted wardrobes and draws, double radiator and power points.

Shower Room 2.37m x 2.44m (7'10" x 8'0")

Being replaced in 2024, Having an obscure window to side elevation, a three piece suite comprising of large walk in shower cubicle with rainfall shower, along with hand held shower attachment, WC ,vanity wash hand basin, fully tiled walls, heated towel radiator and airing cupboard, wall mounted mirror cabinet, storage cupboard.



Rear Garden

To the rear of the property you will find a fully enclosed rear garden with fencing to all sides and open field views. The garden is laid to gravel for low maintenance and features raised flower beds and a patio area in Indian Sandstone. With timber garden shed, and timber potting shed both new as of 2024 with power and lighting.

Front

To the front of the property is a well tended garden, with an array of mature trees and flowers. There is a block paved area. The front of the property has a gate leading in and fencing to all sides.

Driveway

There is a block paved driveway providing ample parking space to the front of the property.

Location

Anderby is a quiet and picturesque village, with just one road running through it, located only 4 miles from the old market town of Alford and just 2 miles from the sea. The village is close to amenities and ideally situated if you enjoy those evening walks along the beach front. Alford town offers a range of local amenities (Shops/Doctors, Dentist) including popular schooling. There is also a traditional Tuesday and Friday market.

Directions

From our office on Victoria Road, head away from the traffic lights following the A52 towards Sutton on Sea. Continue along the A52 into Sutton on Sea, taking the first exit onto Station Road. Once you reach Sandilands turn left onto Sea Lane and continue as the road changes to Roman Bank. Take your second turning on your right on to Sea Road. Continue following the road down and the property is on your left hand side after the village hall.

Services

The property has mains electric, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this.





The Property is Placed In Tax Band B. There are solar panels at the property that are fed back to the grid, but give you near on free electric use in good weather. Northwood Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Services

The property features Solar panels to the roof providing cheaper electricity bills. There is Oil Fired Central Heating to the property which is fired by a recently installed Worcester Bosch boiler which stands in the rear garden.

Agents Notes

These particulars are for guidance only. Northwood Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Viewings

By appointment with the Sole Agent Northwood Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer,

you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

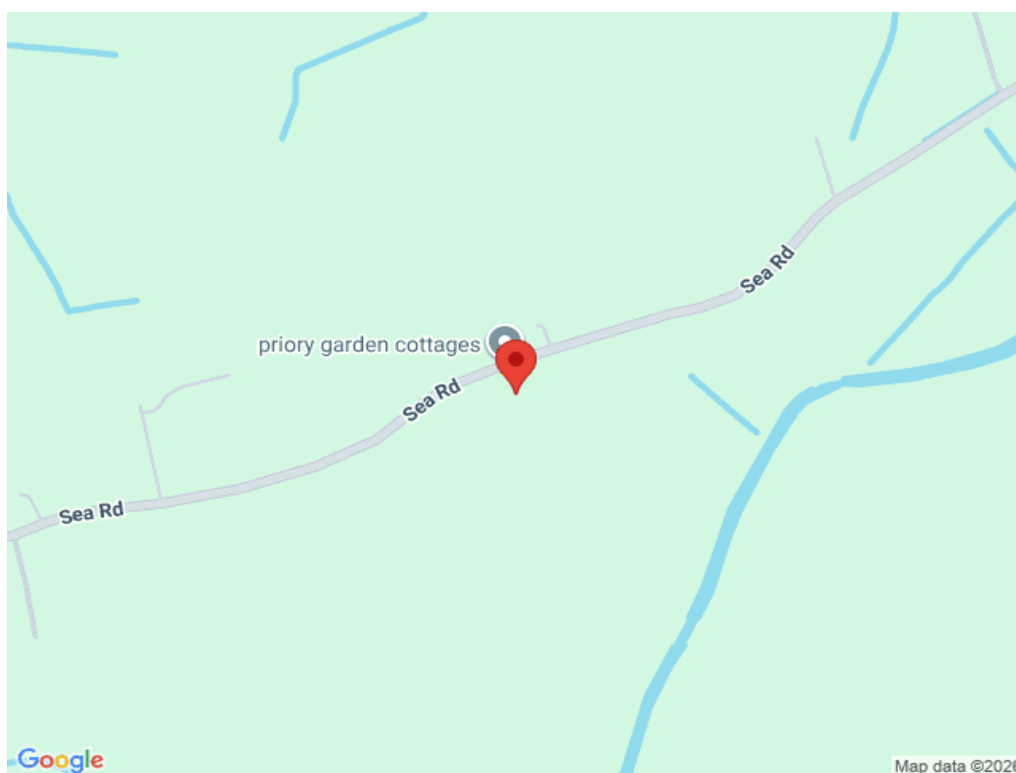
EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.





Northwood Lincoln

01522 525 555

Lincoln@northwooduk.com