



CHOICE PROPERTIES

Estate Agents

21 The Court,

Anderby Creek, PE24 5YQ

Asking Price £150,000



Located in Anderby Creek, Choice Properties are delighted to offer to the market this spacious two bedroom detached bungalow with open an open plan living dining area and a separate kitchen and utility area. The property is located on The Court, just a stones throw away from the beach. Offered to the market chain free, early viewing is advised!

Well presented and spacious accommodation comprising :

Entrance/Utility Porch

9'4" x 3'10"

Front uPVC door leading to;

Kitchen

7'11" x 8'3"

Fitted with a stainless steel sink and mixer tap. Partly tiled walls, Space for fridge or freezer.

Also housing the Viesmann boiler.

Open Plan Reception/Dining Room

12'11" x 7'11"

French style doors opening outwards leading into the garden,

Hallway

3'2" x 5'6"

Spacious hallway with storage with doors to;

Shower Room

6'3" x 10'0"

Large walk in electric shower, Pedestal sink and mixer tap and WC.

Bedroom 1

11'4" x 12'9"

Double bedroom.

Bedroom 2

8'1" x 13'1"

Double Bedroom, space for freestanding furniture.

Garden and Driveway

Slabbed rear garden enclosed with a timber fence and secure gate leading to the front door.

Partly concreted driveway, along with a shingled section with ample parking with the possibility for more optional parking.

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

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

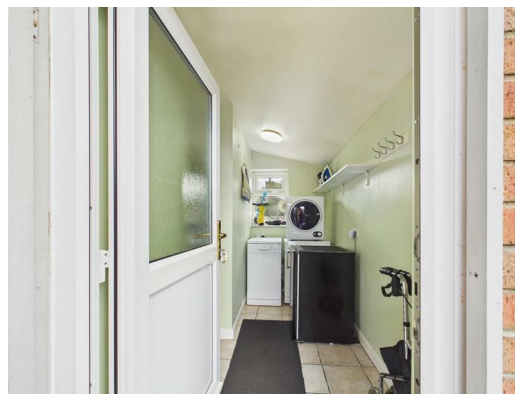
Tenure

Freehold

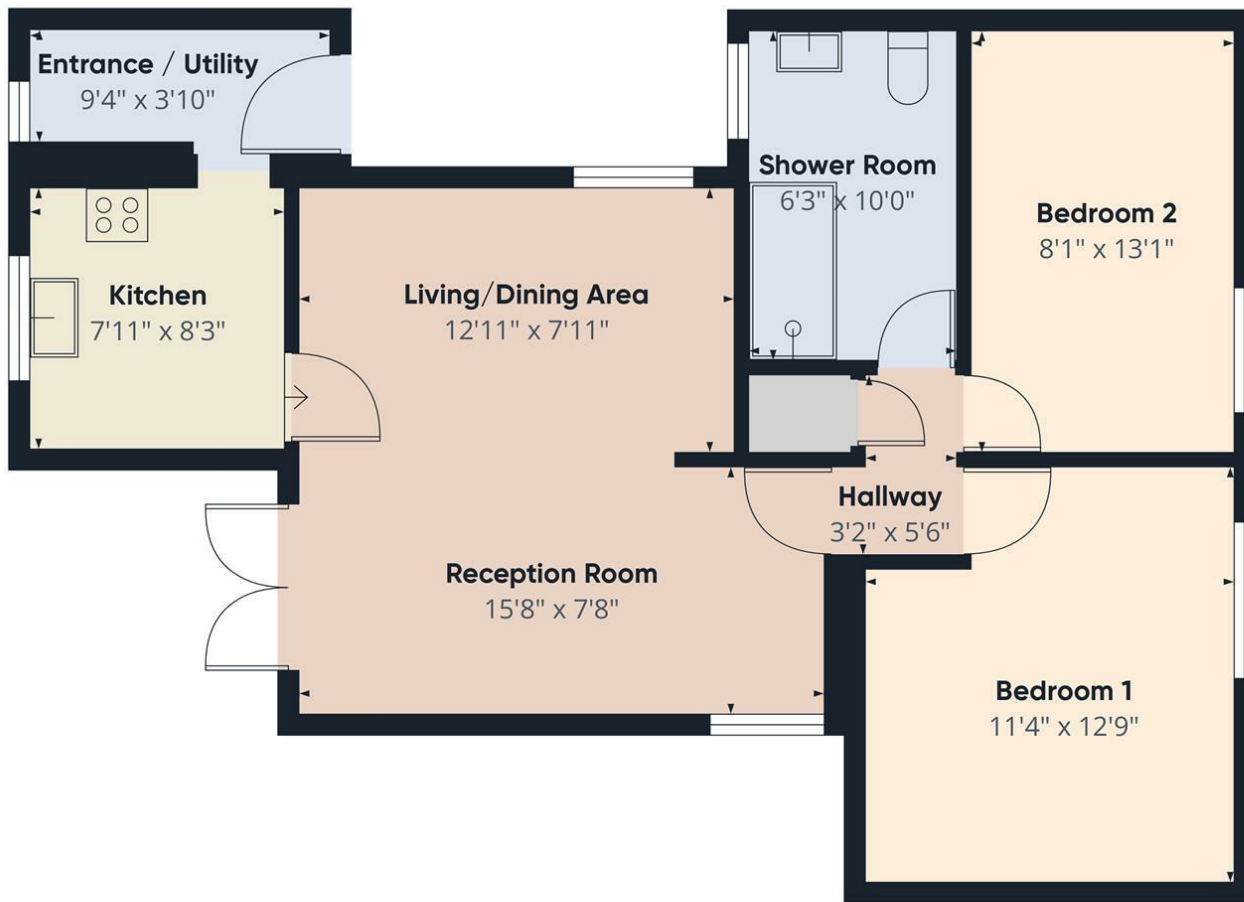
Viewing Arrangements

Contact our Sutton On Sea office on 01507443777 to arrange a viewing

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⁾
665 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

From our Sutton office head south on the A52 to Sandilands and turn left onto Sea Road and continue along this road to Anderby Creek. Turn left into the village and then left again onto Occupation Lane. Continue towards the end of this road and turn right onto The Court where the bungalow can be found on your right hand side.

