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Ash House, Sea Road, Anderby, PE24 5YD



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Offers in excess of £275,000

When it comes to
property it must be


lovelle

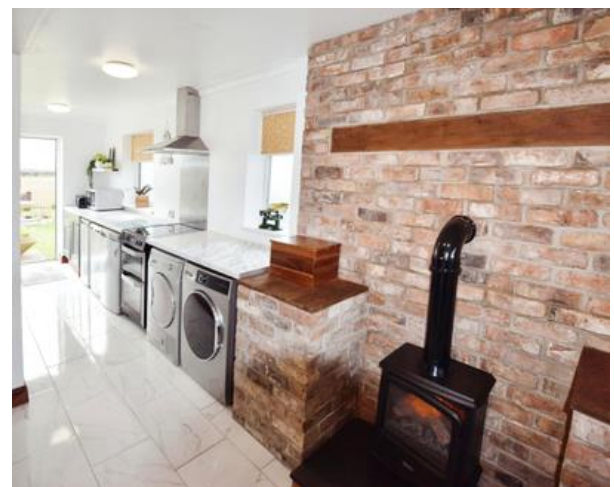


Offers in excess of £275,000



Key Features

- NO OWARD CHAIN
- Three Bedrooms
- Detached House
- Garage and Driveway
- Good Size Plot
- Open Field Views
- Downstairs WC and Utility Area
- EPC rating D
- Tenure: Freehold





NO ONWARD CHAIN Beautifully presented. This three bedroom detached family home is located in a desirable coastal village and has undergone extensive renovations. The property includes entrance porch with cloakroom, a dining kitchen with utility area and a lounge overlooking the rear garden. Upstairs, there are three bedrooms and a family bathroom with farmland views to both the front and the rear. The front of the house offers ample parking, leading to the garage. The home features UPVC double glazing an oil-fired central heating, while the rear garden is attractively landscaped with lawn, raised beds, a paved seating/entertainment area and three timber sheds.

Reception Porch

1.04m x 1.17m (3'5" x 3'10")

With a UPVC double glazed entrance door and window to the front aspect, Italian marble style flagged tiled floor.

Cloakroom

0.99m x 2.13m (3'2" x 7'0")

With UPVC window to the front aspect, low level WC and wash hand basin inset to cupboard, tiled walls, ladder chrome heated towel rail.

Dining Area

3.33m x 3.65m (10'11" x 12'0")

With UPVC window to the side aspect, flagged floor, radiator, coving, fitted cupboards, storage cupboard.

Kitchen

2.42m x 3.34m (7'11" x 11'0")

With UPVC windows to the front and side aspects, fitted with range of base and wall cupboards with worktops over, single sink, space for under counter unit fridge, space for electric cooker, radiator, open doorway to;

Utility Room

1.5m x 4.6m (4'11" x 15'1")

With two UPVC windows to the side aspect, UPVC door to the rear, with fitted worktops over, breakfast bar, space for four appliances.

Lounge

3.47m x 6.2m (11'5" x 20'4")

(maximum dimensions) Two UPVC double glazed picture windows to the rear aspect, with further UPVC exterior door opening onto the rear sitting area, oak laminate effect floor, two radiators, decorative fireplace, TV point, two ceiling fan/lights.

First Floor Landing

With loft access, radiator, UPVC window to side aspect, doors to;

Bedroom One

3.14m x 3.04m (10'4" x 10'0")

With UPVC window to the rear aspect, radiator, fitted wardrobes.

Bedroom Two

2.46m x 3.05m (8'1" x 10'0")

With UPVC window to the front aspect, radiator, fitted wardrobes.

Bedroom Three

2.43m x 3.04m (8'0" x 10'0")

With UPVC window to the rear aspect, radiator.

Bath/Shower Room

2.42m x 3m (7'11" x 9'10")

With UPVC window to the front aspect, panel bath, pedestal wash hand basin, low level WC, shower enclosure, airing cupboard, spotlights, tiled walls, ladder radiator.

Outside

The front garden of the property has been laid with a gravelled hard standing allowing parking to the front for additional vehicles or hard landscaping. A concrete drive leads to the side of the property and the;

Attached Garage

2.94m x 6.99m (9'7" x 22'11")

With electric roller doors, personnel door to the rear, boiler house and oil tank, window to the rear garden.

Rear Garden

The rear garden is enclosed by fencing to the side and open railings to the rear not to obscure the view to the fields with patio areas and lawn, three sheds and greenhouse.

Services

The property has mains water, mains drains and electricity. We have not tested any heating systems, fixtures, appliances or services. Lovelle 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.

Location

Quiet village location with open field views to the rear aspect and less than 2 miles to the beach! With access to the Lincolnshire Coastal Country park with nature reserves, picnic areas and lots of lovely walks. The next village, Huttoft is 1.5 miles away and has petrol station and village store and primary school. The larger coastal towns of Mablethorpe and Skegness are 8 and 11 miles away respectively and the Market Town of Alford 5 miles away at the foot of the Lincolnshire Wolds.





Directions

Proceed north on the A52 coast road out of Skegness, past the villages of Ingoldmells, Chapel St Leonards, Hogsthorpe and Mumby. towards Huttoft and Sutton On Sea. Turning right at the junction to Anderby and into the village whereupon the property will be found on the right hand side.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. 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 <https://www.lovell.co.uk/privacy-policy/> 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.

Mortgage Advice

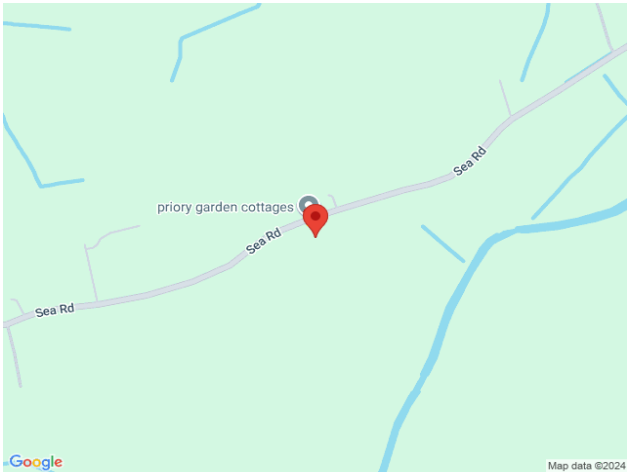
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

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.

Agents Notes

These particulars are for guidance only. Lovelle 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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When it comes to **property**
it must be


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