



# CHOICE PROPERTIES

*Estate Agents*

Meadowsweet The Dell,  
Anderby Creek, Skegness, PE24 5XU  
Reduced To £199,950



Choice Properties are delighted to present this charming two-bedroom detached bungalow, ideally positioned just a stone's throw from the stunning beach in the highly sought-after Anderby Creek area. The well-presented accommodation comprises an entrance opening to a spacious open-plan lounge/dining room, a fitted kitchen, two double bedrooms, a bathroom, and a separate WC. Externally, the property benefits from a private enclosed rear garden, a front garden, as well as a garage and driveway providing ample off-road parking. Early internal viewing is highly recommended. Offered to the market with no onward chain.

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](http://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**

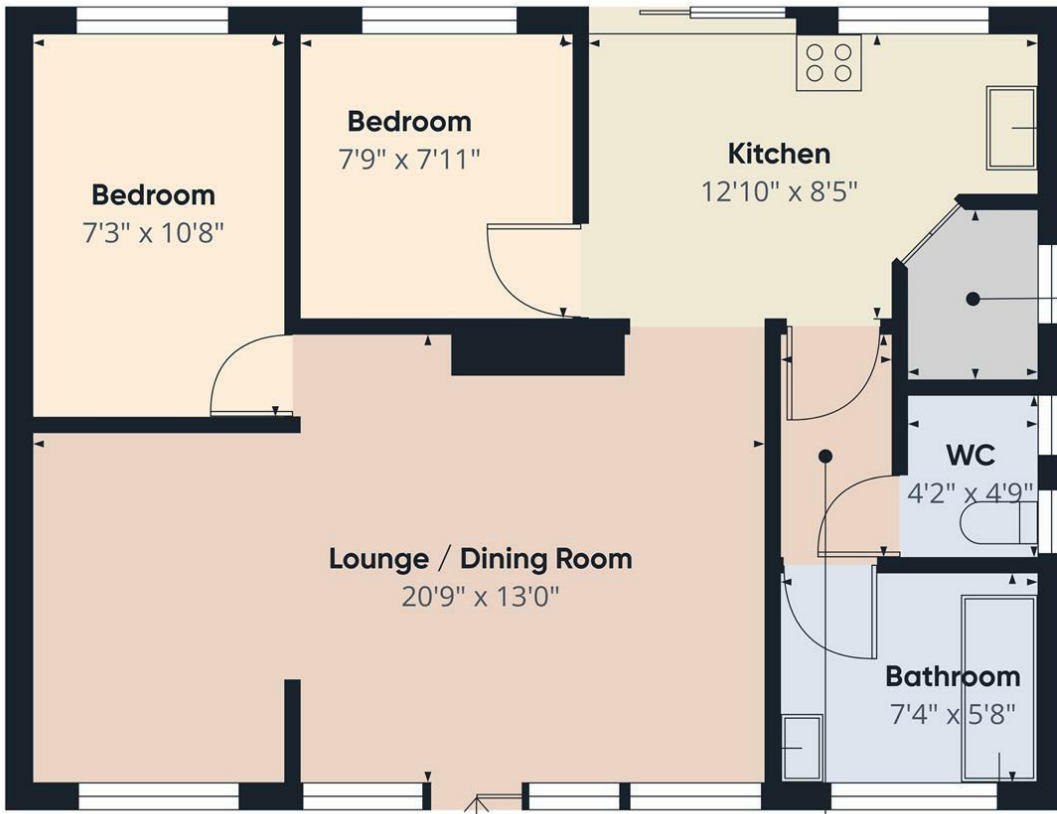
Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

## **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<sup>m</sup>  
589 ft<sup>2</sup>

(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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E			
(21-38) F			
(1-20) G		26	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

