



CHOICE PROPERTIES

Estate Agents

Rose Cottage Sea Road,
Anderby, PE24 5YE

Reduced To £325,000



Choice Properties are delighted to offer for sale this spacious and characterful three bedroom (1 en-suite) detached house with beautiful and expansive gardens, and is situated in the most sought after location. This fantastic property further benefits from several reception rooms and has a garage with store and large gravelled driveway providing off road parking for ample vehicles. Early viewing is highly advised.

The well laid out accommodation comprises:

Entrance hall

Tiled flooring, archway to dining room, door to:--

Hall

7'4" x 5'2"

Staircase to the first floor, tiled flooring, under stairs storage cupboard, electric wall mounted heater.

Reception Room

11'8" x 12'0"

Wood burner set into featured surround with tiled hearth, tiled flooring, electric wall mounted heater, featured wooden beams to the ceiling.

Kitchen/ Diner

8'7" x 7'9"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with mixer taps, electric cooker point, electric wall mounted heater, inset spot lights to the ceiling, tiled flooring, partly tiled walls, vaulted ceiling with Velux window, pedestrian door to side aspect.

Utility

4'4" x 5'0"

Fitted with a range of base units with worktops over, stainless steel sink unit with drainer, plumbing for a washing machine, partly tiled walls, tiled flooring.

Dining Room

7'4" x 16'2"

Tiled flooring, electric wall mounted heater, fitted storage cupboards, feature wooden beams to the ceiling.

Sitting Room

11'8" x 9'4"

Open fire set into feature surround with tiled hearth, tiled flooring, electric wall mounted heater, featured wooden beams to the ceiling.

Rear Lobby

4'1" x 3'3"

Landing

Featured beamed ceiling.

Bedroom 1

11'6" x 12'0"

Electric wall mounted heater, featured beamed ceiling, fitted wardrobes, door to:-

En-suite

Fitted with a three piece suite comprising shower enclosure with electric shower over, wash hand basin, wc, partly tiled walls, extractor fan, heated towel rail. featured beamed ceiling.

Bedroom 2

11'6" x 9'4"

Fitted wardrobes, loft access, featured beamed ceilings, electric wall mounted heater.

Bedroom 3

4'6" x 10'1"

Electric wall mounted heater, featured beamed ceilings.

Bathroom

Fitted with a white three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, wc, electric wall mounted heater, extractor fan, partly tiled walls, featured beamed ceiling, airing cupboard housing the water cylinder with immersion heater.

WC

Wc, tiled flooring.

Driveway

Gravelled driveway providing ample parking.

Garage

18'00" x 9'06"

Double opening timber doors, power and lighting, door to:-

Store

4'05" x 9'06"

Power and lighting, pedestrian door to side aspect.

Summer house

Garden

The property sits proudly upon extensive and beautifully maintained gardens which are mainly laid to lawn and feature an abundance of colourful plants, trees and shrubbery throughout. There are several secluded seating areas located in the garden, some of which overlook the attractive wildlife pond, and are ideal for soaking up the sunshine. There are a variety of raised vegetable beds sectioned around the Greenhouse. The Garage store and Summer house can be access via the garden.

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 B.

Viewing Arrangements

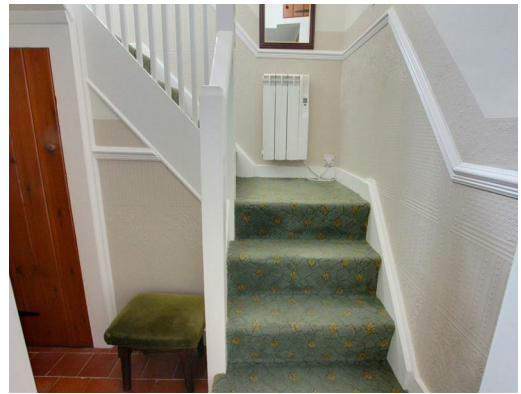
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

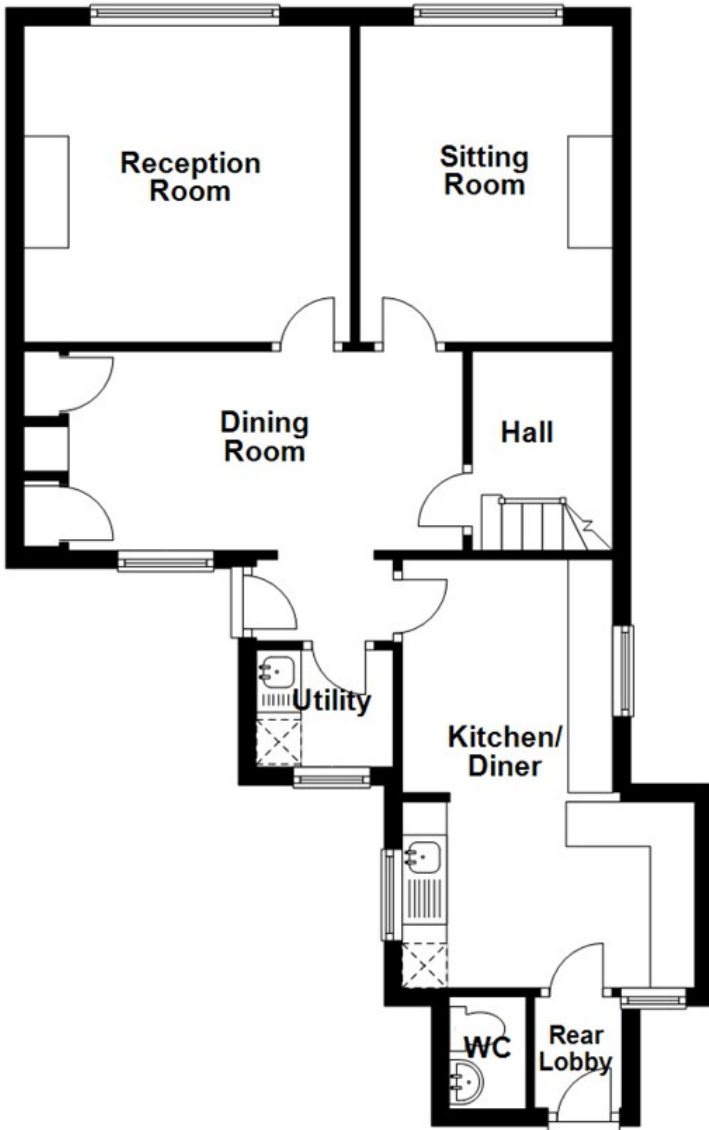
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



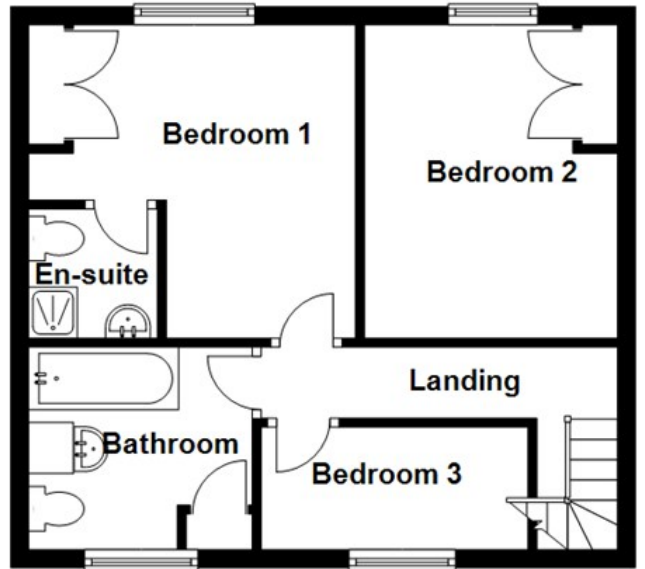




Ground Floor



First Floor



Directions

From Sutton on Sea head south towards Skegness and pass through Huttoft then at the bend turn left towards Anderby. As you enter the village pass the church and Rose Cottage can be found a short way after on your left hand side.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			35
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

