



# CHOICE PROPERTIES

*Estate Agents*

Sherian Sea Road,  
Anderby, PE24 5YE

Reduced To £340,000



It is a pleasure for Choice Properties to bring to the market this beautifully presented four bedroom (one en-suite) detached bungalow, situated in the most sought after position, overlooking open field views to the front aspect. The property further benefits from two reception rooms, driveway with additional hard standing and stands proudly upon well tended gardens. Viewing is highly recommended.

The property has the benefit of Oil central heating and UPVC double glazed windows and doors. Internally the spacious well presented accommodation consists of:

### **Side entrance door to:**

#### **Entrance Hall**

10'8" x 11'8"

Thermostat controls for the central heating. Opening to Inner Hall.

#### **Bedroom 1**

12'8" x 13'5"

Radiator. Door to:

#### **En-suite**

5'6" x 7'3"

With three piece suite which consists of a shower enclosure with electric shower, wash hand basin and w.c. Part tiled walls. Shaver point. Extractor fan. Chrome heated towel rail.

#### **WC**

6'8" x 4'10"

With w.c. and wash hand basin. Radiator.

#### **Inner Hall**

9'5" x 17'9"

Access to the loft area. Airing cupboard housing the hot water cylinder with immersion heater. Radiator. 2 fitted storage cupboards. Smoke alarm.

#### **Lounge**

12'4" x 20'4"

Multi fuel burner set in feature fireplace. Radiator. Large picture window to the front. Open plan leading through to:

#### **Dining Room**

14'10" x 8'11"

Radiator. Double doors to the hallway. Door to the Kitchen.

#### **Kitchen**

12'0" x 11'2"

Fitted wall and base units with work surfaces over. Integrated electric oven and hob. Sink unit and drainer with mixer taps. Plumbing for dishwasher. Part tiled walls. Radiator. Oil boiler which supplies the central heating and hot water. Programmer controls. Open plan leading through to:

#### **Utility Area**

13'8" x 5'9"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine. Side entrance door.

#### **Bedroom 2**

11'0" x 13'2"

Radiator. Fitted wardrobes.

#### **Bedroom 3**

11'0" x 10'5"

Radiator. Fitted wardrobes.

## **Bedroom 4**

11'0" x 11'1"

Radiator.

## **Bathroom**

13'1" x 13'8" to widest dimensions

L-shaped. With 5 piece bathroom suite which consists of panelled bath, shower enclosure with mixer shower, wash hand basin set in vanity unit, w.c. and bidet. Part tiled walls. 2 Radiators.

## **Driveway**

Driveway to the front of the property with additional hard standing for touring caravan.

## **Gardens**

To the front of the property are lawned gardens with feature planting. To either side is gated access to the privately enclosed garden which is also laid to lawn with a spacious paved patio area. Workshop, Summerhouse and sheds.

## **Tenure**

Freehold

## **Council Tax**

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 D.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **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.

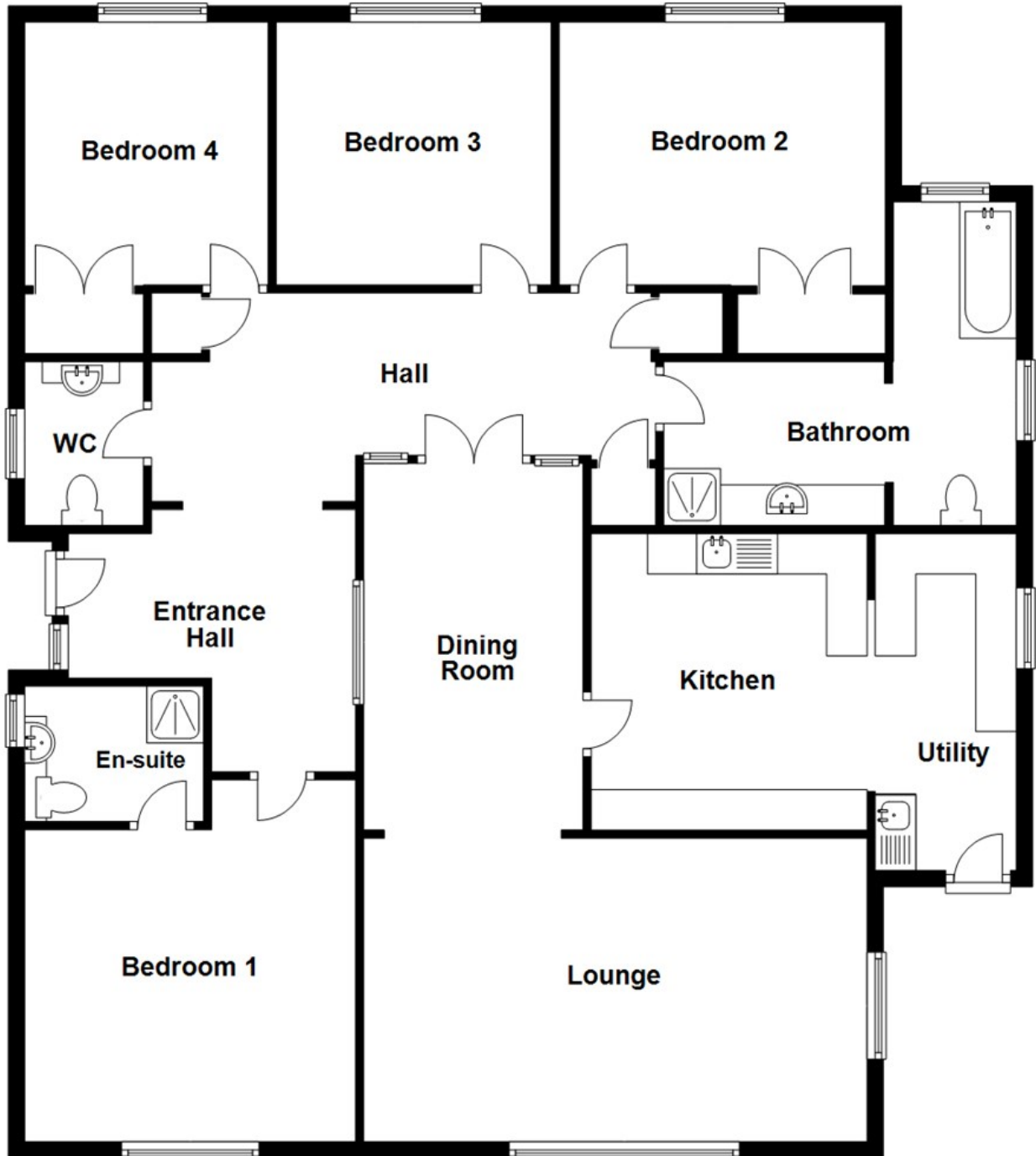
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# Ground Floor



# Directions

Follow your SatNav directions to postcode PE24 5YE.

