



CHOICE PROPERTIES

Estate Agents

"The Creek", 19 The Court,
Anderby Creek, PE24 5YQ

Price £195,000



We offer for sale this well presented two bedroom detached bungalow situated in a pleasant location within the popular village of Anderby Creek and located just a short walk from the beach.

With the added benefit of electric Heating and UPVC Double Glazed windows and doors, this property is of non-standard construction and the well laid out internal accommodation of this beautiful bungalow consists of :-

Side entrance door to:

Porch

7'10" x 4'8"

Part panelled walls. Door to:

Kitchen

8'1" x 12'6"

Fitted wall and base units with work surfaces over. Electric cooker point. Stainless steel sink unit and drainer. Part tiled walls. Open plan leading through to:

Lounge

8'0" x 16'0"

Electric wall mounted heater. Part panelled walls. Double opening doors leading through to the Sun Room.

Sun Room

7'3" x 18'1"

Electric wall mounted heater. Door leading out to the rear patio and garden.

Hall

Airing cupboard housing the hot water cylinder with immersion heater.

Bedroom 1

8'0" x 11'6"

Electric wall mounted heater.

Bedroom 2

8'1" x 7'10"

Electric wall mounted heater. Fitted wardrobes.

Bathroom

6'9" x 4'9"

With three piece white bathroom suite which consists of panelled bath with electric shower over, pedestal wash hand basin and w.c. Part panelled and part tiled walls. Tiled floor.

Driveway

To the front of the property is a gravelled driveway with parking for two vehicles.

Gardens

To the front of the property is a garden fronted by a low level wall with a variety of feature planting. To the rear is a privately enclosed garden which is laid to lawn with flower borders and a paved patio area. Two timber sheds.

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 A

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening Hours

Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

Making an offer

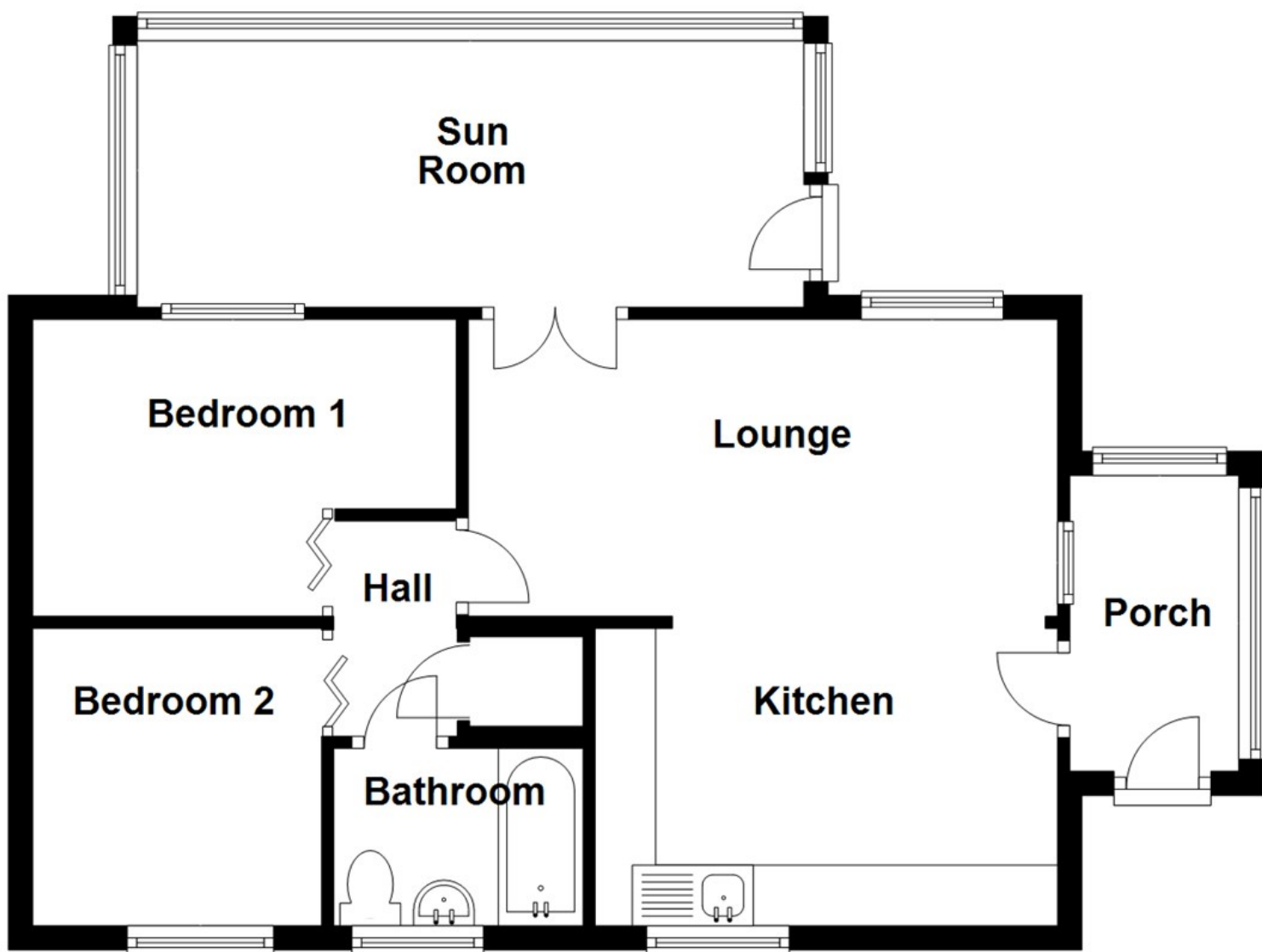
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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



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 at the end of the road.

