



# CHOICE PROPERTIES

*Estate Agents*

Lynsea Sea Road,  
Anderby, PE24 5YD

Reduced To £340,000



Choice Properties are delighted to offer to you this beautiful detached bungalow with the most spectacular open views to the front and rear. Located in the quiet country village of Anderby which is ideally placed for both the coast and the neighbouring market towns this lovely home features 3 bedrooms, attractive gardens and a tandem garage. We highly recommend viewing this super residence. **\*\*NO UPPER CHAIN\*\***

The well laid out internal accommodation benefits from UPVC Double Glazing, Oil Fired Central Heating and has the most spectacular views over open fields. The internal accommodation consists of:

### **Side entrance Door to:**

#### **Kitchen**

14'2" x 8'0"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated electric oven and hob with filter hood over. Electric wall mounted heater. Part tiled walls. Tiled floor.

#### **Lounge/Dining Room**

20'3" x 22'8" to widest dimensions

L-shaped. 2 radiators. Electric fire set in feature surround. Wall and centre lighting. Thermostat control for the central heating. Double opening doors leading out to the rear garden.

#### **Hallway**

Radiator. Access to the loft area. Telephone point. Airing cupboard housing the hot water cylinder with immersion heater. Door to Sun Room.

#### **Sun Room**

12'1" x 10'11"

Radiator. Double doors leading out to the side garden.

#### **Bedroom 1**

12'0" x 11'2"

Radiator. Fitted wardrobes and drawers.

#### **Bedroom 2**

12'0" x 11'2"

Radiator. Fitted wardrobes and drawers.

#### **Bedroom 3**

10'11" x 11'2"

Radiator. Fitted wardrobes and drawers.

#### **Shower Room**

6'0" x 8'0"

With three piece white suite which consists of a large shower enclosure with mixer shower, wash hand basin and w.c. set in vanity unit with storage. Half tiled walls. Tiled floor. Radiator. Extractor fan.

#### **WC**

8'0" x 2'5"

With w.c.

#### **Driveway**

Spacious driveway with ample parking for several vehicles.

#### **Tandem Garage**

31'4" x 8'2"

Double length tandem garage with up and over garage door plus personal side door. Power and lighting.

## **Gardens**

The property occupies a spacious plot with an extended garden to the side of the property. To the front is a lawned garden with mature trees fronted by a feature brick wall. To the side is a large lawned garden with mature trees, feature planting and fish pond with waterfall feature. Timber summerhouse. Finally to the rear is a lawned garden with paved patio area, feature planting and open views over farm land. External oil boiler to the side of the garage which supplies the central heating and hot water.

## **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 - 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.

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



