



CHOICE PROPERTIES

Estate Agents

Seaside Lodge, 14 Lakeside,
Anderby Creek, PE24 5XS

Reduced To £225,000



Seaside Lodge is a tastefully renovated 1950s cedar cabin on the edge of a peaceful fishing lake, just 90m from the beach in the quiet coastal Lincolnshire village of Anderby Creek. A lakeside, beachside holiday home in a uniquely picturesque location.

Currently operating as a successful self catering holiday home, it has featured in national media, including The Guardian.

With high quality fittings and furnishings throughout, Seaside Lodge is a space to relax, wind down and leave the hustle and bustle behind.

Choice Properties are delighted to offer for sale this well presented property with the flexibility to be used as a private residence or as a business opportunity and is to be sold fully furnished along with all appliances, website, digital assets and forward bookings.

The Area

Anderby Creek is coastal Britain from the good old days, on an unspoilt rural stretch of Lincolnshire coastline. The surrounding area includes coastal grazing marsh and nature reserves. East Lincolnshire is a haven for birdwatchers, ramblers and cyclists. The Lincolnshire Wolds, an Area of Outstanding National Beauty (AONB), is a short drive away. Anderby Creek is a quiet seaside village with several places to eat and drink, and a wide, sandy beach.

Specification

- Master double bedroom with en-suite shower room, built in wardrobe, Hypnos mattress
- Bedroom 2, with adult-sized wide, quality bunk beds.
- Large, open plan living area with sitting area to the north (by the lake, deck and log burner), another sitting area to the south by the large original 1950s window and library area
- In the centre of the open plan area is a fitted kitchen with quality white goods and appliances
- Dining area with dining table
- Main bathroom with deep bath, powerful dual rain forest shower, loo and basin
- En-suite shower room off the master bedroom with powerful dual rain forest shower, loo and basin
- Landscaped gardens, lake views, seating, dining and cooking areas. BBQ
- Off-road parking for 3 vehicles

ROOM DETAILS

Side entrance door to:

Entrance Hall

Painted timber flooring. Open plan leading through to the living space.

Open plan Living Space

27'8" x 11'4" extending to 13'10"

The Open plan living space incorporates the Lounge, Kitchen and Dining Area into one with a large picture window to the front and glazed patio doors to the rear creating a bright spacious area. The kitchen space is fitted with base units with work surfaces over. Sink unit and drainer with mixer taps. Integrated electric oven, dishwasher and fridge. Part tiled walls. Fitted shelving. The dining space has fitted storage cupboards and the Lounge area has a wood burning stove, fitted airing cupboard housing the hot water cylinder with immersion heater and Double opening doors leading out to the rear garden. Painted timber flooring throughout. Smoke and carbon monoxide alarms.

Bedroom 1

11'13" x 9'

Sliding barn style door. Floor to ceiling fitted storage cupboard. Electric wall mounted heater. Painted timber flooring. Doorway leading through to:

En-suite Shower Room

9'4" x 2'6"

With three piece white suite which consists of a shower enclosure with twin head mixer shower, wash hand basin and w.c. with concealed cistern and wall mounted flush. Fully tiled walls. Tiled floor. Extractor fan.

Bedroom 2

6'2" x 11'3"

Sliding barn style door. Electric wall mounted heater. Painted timber flooring.

Bathroom

5'7" x 7'3"

Sliding barn style door. With three piece white suite which consists of a panelled bath with twin head mixer shower and screen over, pedestal wash hand basin and w.c. Fully tiled walls. Tiled floor. Heated towel rail. Extractor fan.

Driveway

Gravelled driveway to the side of the property with parking for three vehicles.

Gardens

To the front of the property is a lawned garden with feature planting. To the side is gated access to the private rear garden which is also laid to lawn with open views over the lake to the rear. Outside water tap and lighting. Timber shed with power and lighting plus plumbing for the washing machine.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements

Viewing is strictly by appointment through Choice Properties on 01507 443777.

Opening Hours

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.

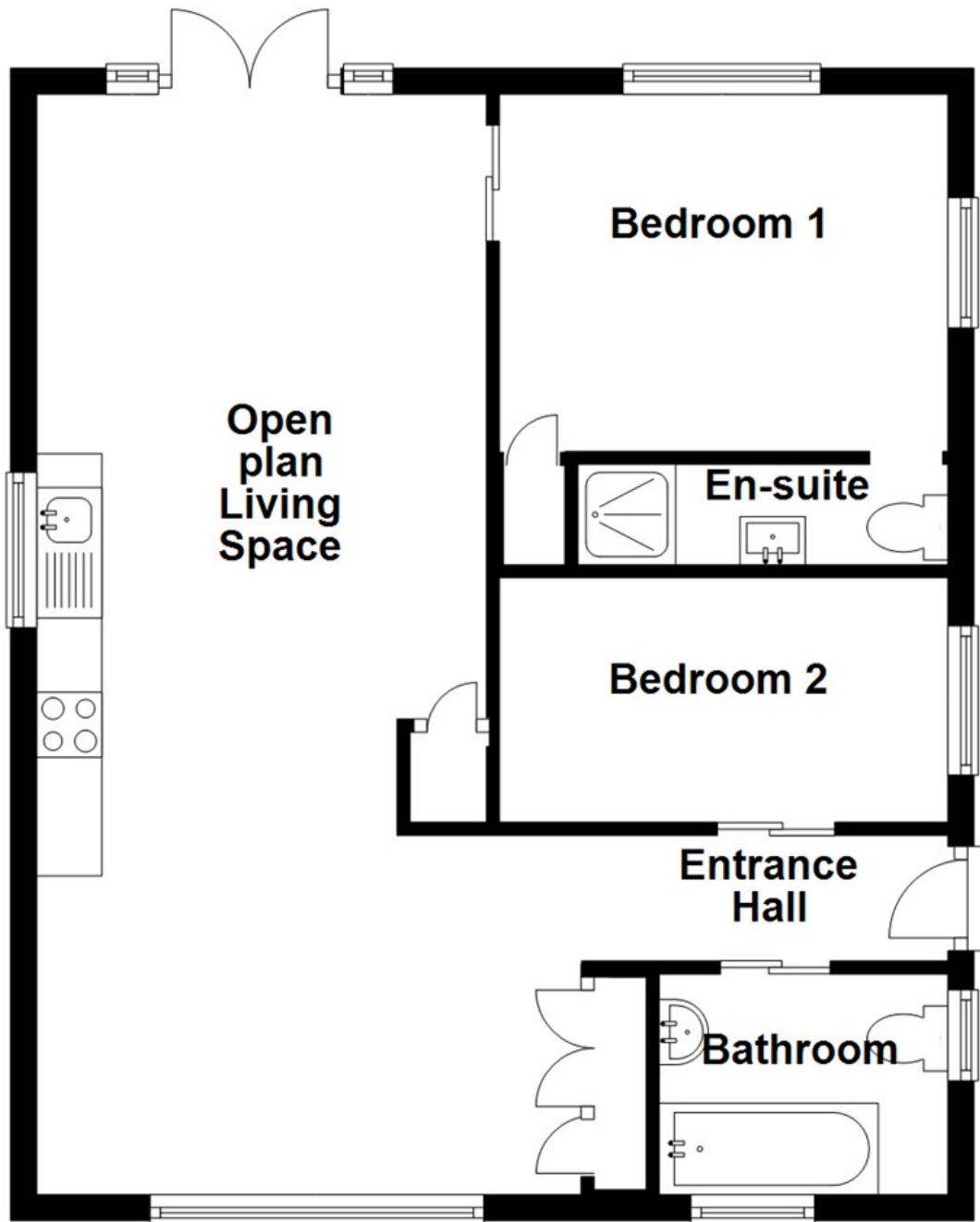
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Ground Floor



Directions

From Sutton on Sea head South along the A52 towards Skegness, after passing through Huttoft turn left into Anderby village and then follow the road towards the coast to Anderby Creek. When you enter the village follow the road almost all the way to the seafront. You will see a private road on the left called Lakeside, drive down this road and Seaside Lodge can be found in front of you.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			36
(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			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

