



# CHOICE PROPERTIES

*Estate Agents*

47 Grace Crescent,  
Anderby Creek, PE24 5XR

Reduced To £170,000



Choice Properties are delighted to present this detached two bedroom bungalow, situated in a most sought after location within the popular village of Anderby Creek. This impressive property is located just moments away from the beach and further benefits from an enclosed garden and driveway providing off road parking for multiple vehicles. Early viewing is advised.

## The well laid out internal accommodation comprises:

### **Entrance Porch**

uPVC front entrance door. Radiator.

### **Kitchen**

8'11" x 7'0"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with tap over, cooker point with extractor hood over. Spot lighting. Part tiled walls. Radiator.

### **Reception Room**

8'11" x 15'9"

Light and airy reception room. TV aerial point. Telephone point. Radiator.

### **Lobby**

Doors to:

### **Bedroom 1**

9'0" x 8'11"

Radiator. Spot lighting. Storage cupboard housing consumer unit.

### **Bedroom 2**

9'0" x 7'0"

Radiator. Cupboard housing the hot water cylinder heated by solar panel.

### **Bathroom**

6'3" x 6'10"

Fitted with three piece suite comprising panelled bath with electric shower over, wc and hand wash basin. Radiator. Part tiled walls. Cupboard housing the wall mounted 'Worcester' boiler.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn but also features a paved patio area. Gated access also leads to the garden from a path to the side of the property.

### **Driveway**

Providing off road parking for multiple vehicles.

### **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 A

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **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.

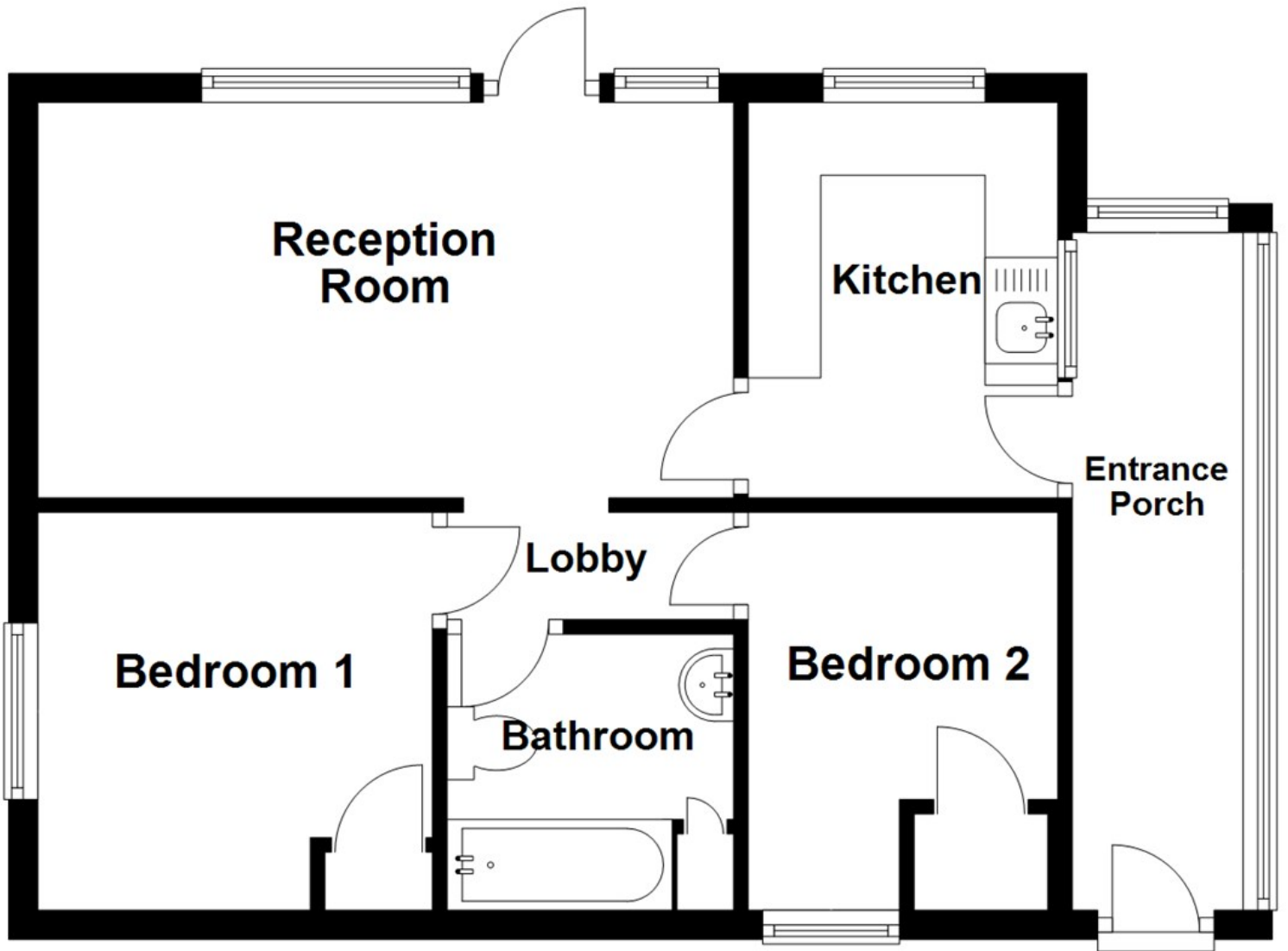
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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



# Directions

From our Sutton on Sea office 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. From Sea Road turn left into Occupation Lane and then second right into Grace Crescent.

