



CHOICE PROPERTIES

Estate Agents

40 Grace Crescent,
Skegness, PE24 5XR

Price £189,950



Choice Properties are proud to present Grace Crescent, Anderby Creek - a charming seaside location perfect for those seeking a tranquil coastal retreat. Situated in a sought-after location, this bungalow offers the perfect opportunity to enjoy the serene surroundings and the refreshing sea breeze. With parking available for two vehicles, you can easily accommodate guests or family members.

The low-maintenance gardens are perfect for those with a busy lifestyle or for those who simply want to relax and unwind without the hassle of extensive upkeep. Additionally, being just moments away from the beach, you can enjoy leisurely strolls along the shore or soak up the sun on sandy shores.

Don't miss out on the chance to own this delightful bungalow in Anderby Creek - a true gem by the sea, offering a peaceful and idyllic lifestyle for its future residents.

The property is of timber frame construction and benefits from uPVC double glazing throughout.

Entrance Hall/ Utility

18'4" x 4'3"

Front uPVC entrance door. Fitted with wall and base units with work surfaces over. Tiled walls and flooring. Space for freestanding fridge/freezer.

Kitchen

9'0" x 6'11"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, integral 'Neff' oven and four ring induction hob, integral 'Neff' microwave. Tiled walls.

Reception Room

9'0" x 15'8"

Electric fireplace set in feature surround with wooden mantle. TV aerial point. uPVC double opening doors to the conservatory.

Conservatory

9'9" x 14'6"

With polycarbonate roof. uPVC double opening doors to the driveway. Tiled flooring.

Hall

9'0" x 3'4"

Doors to:

Bedroom 1

9'0" x 10'1"

Double bedroom. TV aerial point.

Bedroom 2

9'0" x 8'11"

Double bedroom. Built in storage cupboard housing the hot water cylinder.

Shower Room

7'9" x 8'4"

Fitted with three piece suite comprising shower enclosure with electric 'Mira' shower over, hand wash basin with single hot and cold taps over and wc. Tiled walls and flooring. Spot lighting.

Rear Lobby

Back door leading to the garden.

Garden

The property is fronted by a paved, low maintenance garden with timber fencing to the front. To the rear of the property is a privately enclosed garden with timber fencing to the boundaries which is laid to gravel for ease of maintenance. The garden further benefits from a timber summer house.

Driveway

Providing off street parking.

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

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.

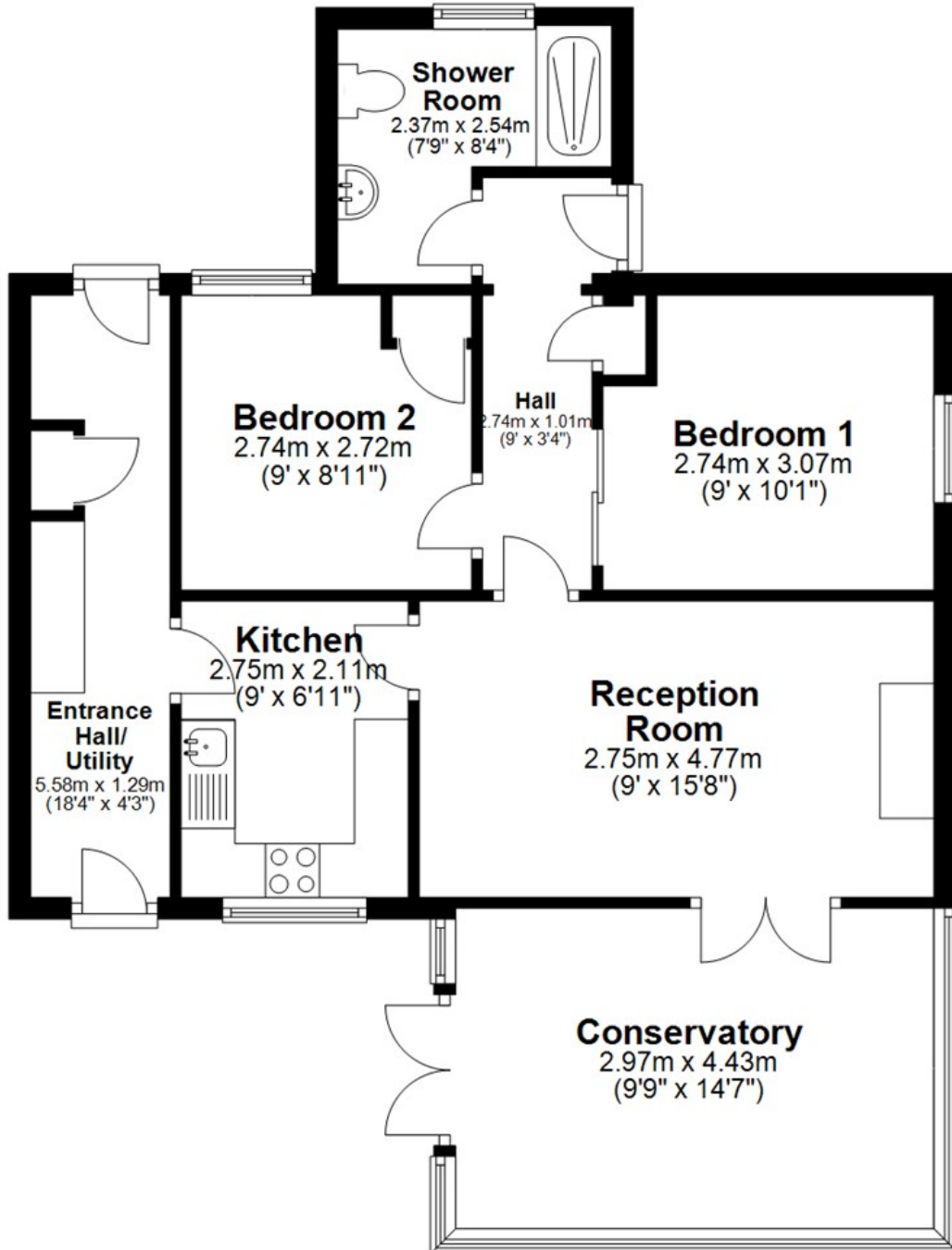
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

