



# CHOICE PROPERTIES

*Estate Agents*

1 The Court,  
Skegness, PE24 5YQ

Price £185,000



It is a pleasure for Choice Properties to introduce to the market this well maintained two bedroom detached bungalow; in the ever sought after village of Anderby Creek - just a stone's throw from the beautiful beaches on offer. Offering a well laid out accommodation, the bungalow benefits from off road parking, with a driveway and car port, ample living space with the addition of two conservatories and well tended gardens, with a static caravan and open field views to the rear. Being additionally offered with no onward chain, early viewing is most certainly advised to avoid disappointment.

Benefiting from electric heating throughout, the property is of non-standard construction and the well maintained accommodation comprises:-

### **Entrance Porch**

7'06" x 6'01"

Front composite door leading into the entrance porch benefiting from double aspect windows, a fitted double storage cupboard and a door through to the:

### **Open plan Kitchen/Dining Room/Reception Room**

15'11" x 13'00"

Kitchen:

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, space for a freestanding cooker, plumbing for a washing machine, partly tiled walls, breakfast bar area and ample space for a small dining table.

Living area:

Light and airy space with double aspect windows and fitted with a log burning stove; set in a feature marble hearth, TV aerial and telephone point.

### **Hallway**

With a built in airing cupboard housing the hot water cylinder, a built in over-head storage cupboard and doors to:

### **Bedroom 1**

7'09" x 7'09"

Double bedroom with two fitted single wardrobes and fitted cupboard space above the headboard. Sliding patio doors through to the:

### **Sun Room**

14'03" x 5'01"

Light and airy benefiting from triple aspect windows, double opening 'French' doors to the garden, oak flooring and an apex polycarbonate roof.

### **Bedroom 2**

7'09" x 7'07"

Fitted with a telephone point.

### **Study**

4'07" x 9'00"

With double opening doors through to:

### **Conservatory**

8'02" x 9'03"

Benefiting from triple aspect windows, a door to front aspect, polycarbonate roof and a TV aerial.

### **Bathroom**

4'11" x 6'00"

Fitted with a three piece suite comprising a clad bath tub with single hot and cold taps and electric 'Triton Agio' shower over, hand wash basin with mixer tap and WC with cistern lever, partly tiled walls and a 'Manrose' extractor fan.

### **Driveway**

Driveway laid with shingle and benefiting from a car port; providing ample off road parking.

## **Garden**

To the rear of the property you will find a privately enclosed garden mainly laid to lawn with a low level timber fence to the boundary. This allows the picturesque rural views to the rear to be enjoyed from the comfort of the garden or Sun Room. The rear garden additionally features an array of well established plants and shrubs; and further benefits from a static caravan and useful timber shed.

## **Tenure**

Freehold.

## **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.

## **Council Tax Band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

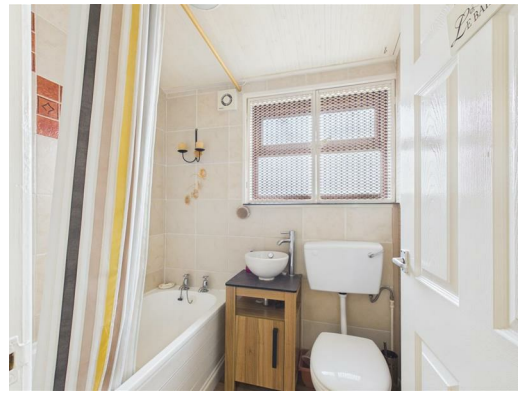
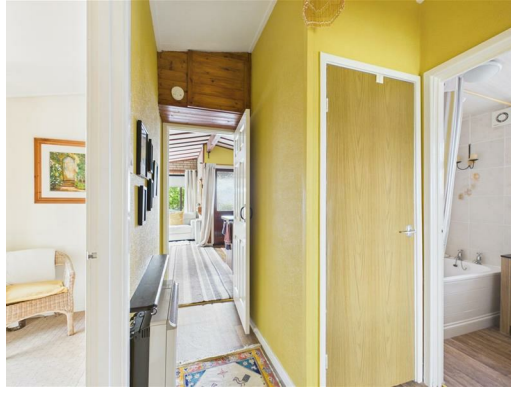
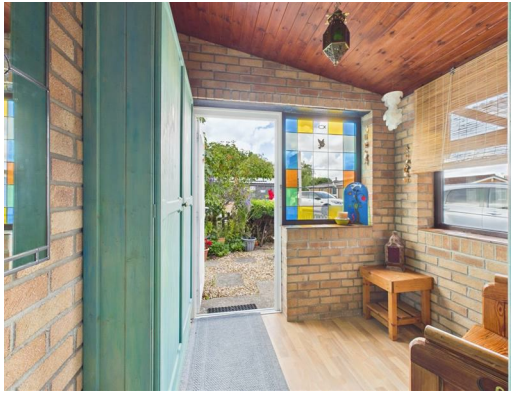
LN9 6PH

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 A.

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.







**Open plan Kitchen/Dining/Reception Room**  
15'11" x 13'0"

**Entrance Porch**  
7'6" x 6'1"

**Bathroom**  
4'11" x 6'0"

**Bedroom 2**  
7'9" x 7'7"

**Sun Room**  
14'3" x 5'1"

**Bedroom 1**  
7'9" x 7'9"

**Study**  
4'7" x 9'0"

**Hallway**

**Conservatory**  
8'2" x 9'3"

**Approximate total area<sup>m</sup>**  
674.45 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

# 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			45
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

