



CHOICE PROPERTIES

Estate Agents

27 The Court,
Anderby Creek, PE24 5YQ

Price £135,000



Nestled in the charming locale of The Court, Anderby Creek, Skegness, this delightful detached bungalow presents a wonderful opportunity for those seeking a coastal retreat. With two bedrooms and a comfortable open plan kitchen/reception room, this property offers a perfect canvas for modern living.

The bungalow is ideally situated just a stone's throw from the beach, allowing residents to enjoy the soothing sounds of the sea and the beauty of coastal walks. Additionally, the property overlooks a serene lake, providing a tranquil setting that enhances the overall appeal of this home.

While the bungalow requires modernisation, it is a freehold property, granting you the freedom to transform it into your dream residence. The potential for improvement is vast, making it an exciting prospect for both first-time buyers and seasoned investors alike.

The property is of 'non standard' timber framed construction and benefits from having LPG central heating plus double glazing. Internally the accommodation consists of:

Open plan Kitchen / reception room

Light and airy open planned kitchen/reception room. Fitted with a range of base and overhead units with worktops over. Party tiled wall. Plumbing for a washing machine. Space for appliances. Feature electric fire.

Conservatory

To the rear is a spacious conservatory off the living space looking over the garden and lake.

Bedroom 1

Spacious double bedroom. Radiator.

Bedroom 2

Radiator.

Shower Room

Fitted with a three piece suite comprising shower enclosure, wash hand basin with mixer taps and w.c.

Lean-to

To the side is a lean to storage area with door from the lounge.

Garden

Gardens to front and rear.

Driveway

Driveway on the front of the property.

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

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.

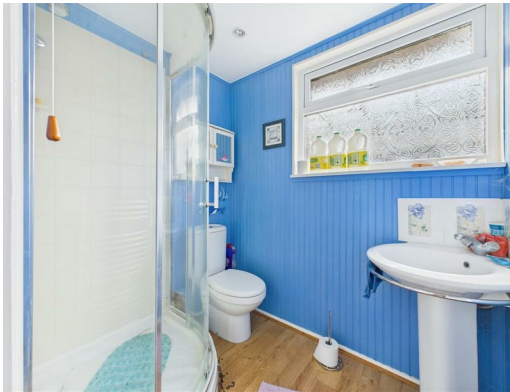
Making an offer

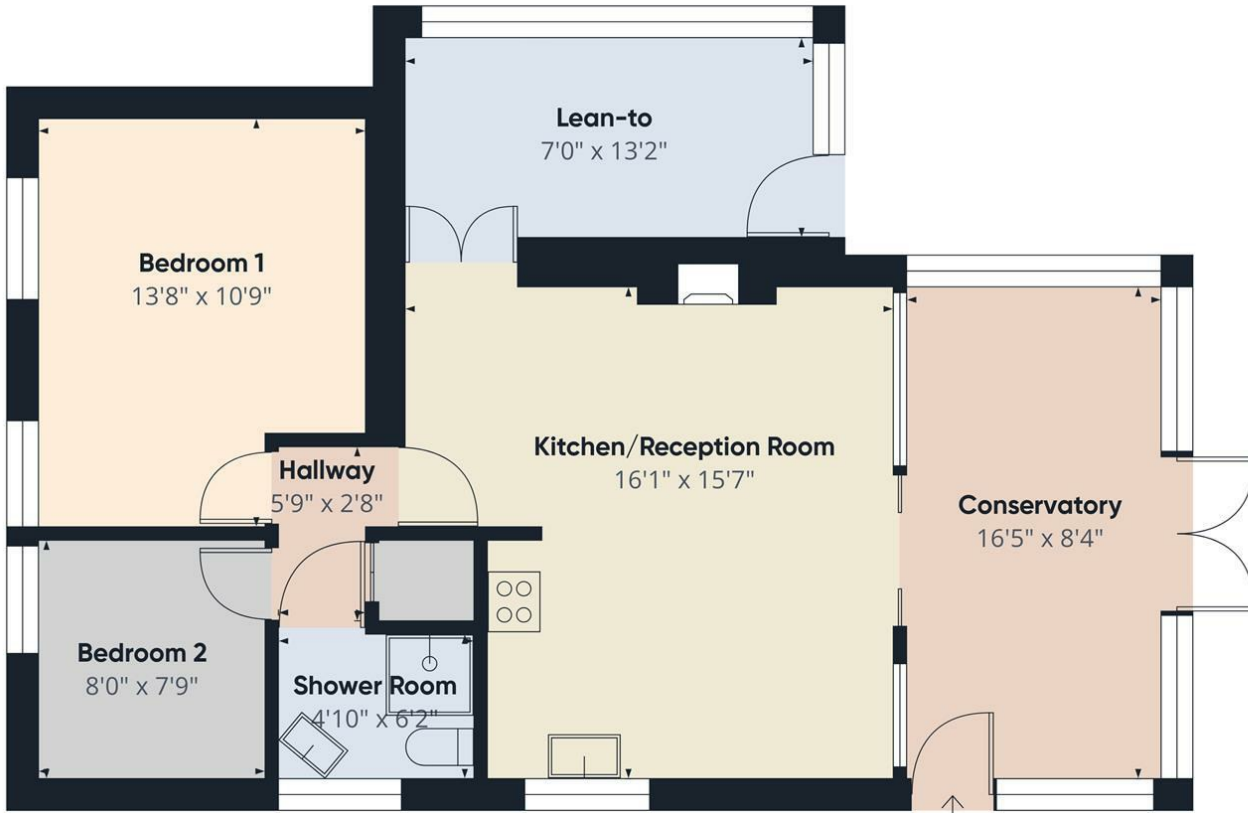
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport

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.

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Approximate total area^m
713 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

