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 o 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.

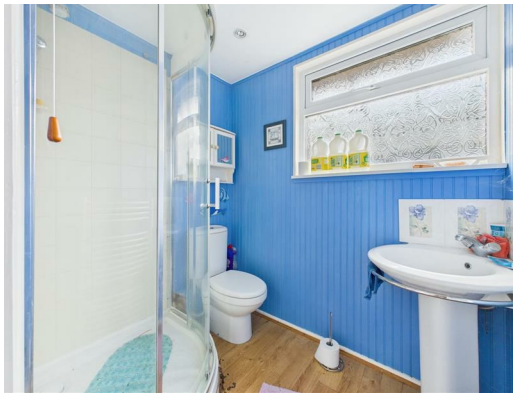
Viewing Arrangements
By appointment through Choice Properties on 01507 443777

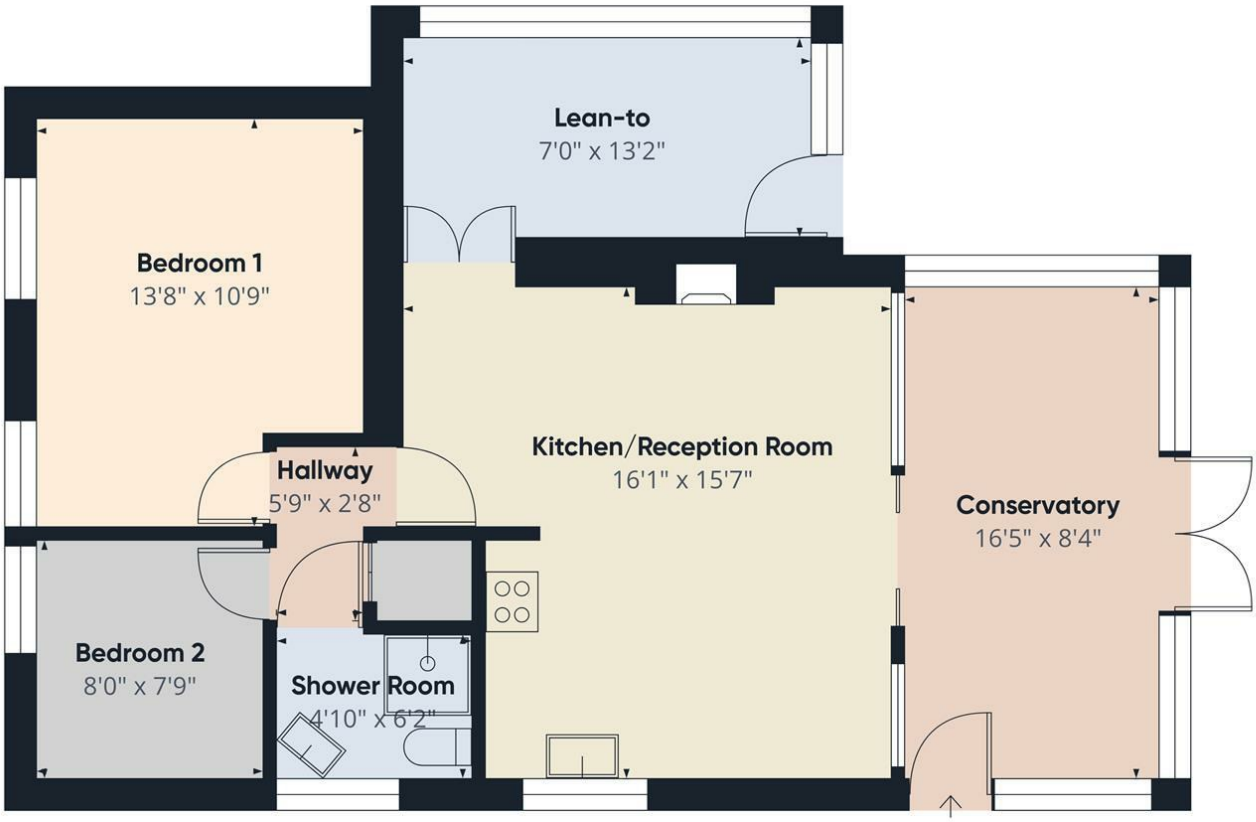
Opening Hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

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.





Approximate total area(1)

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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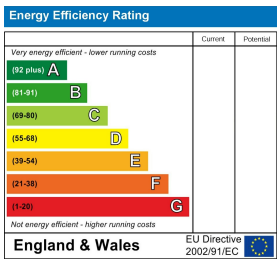
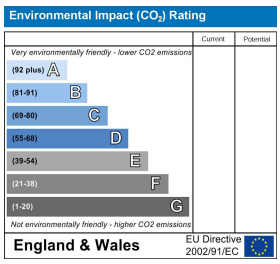
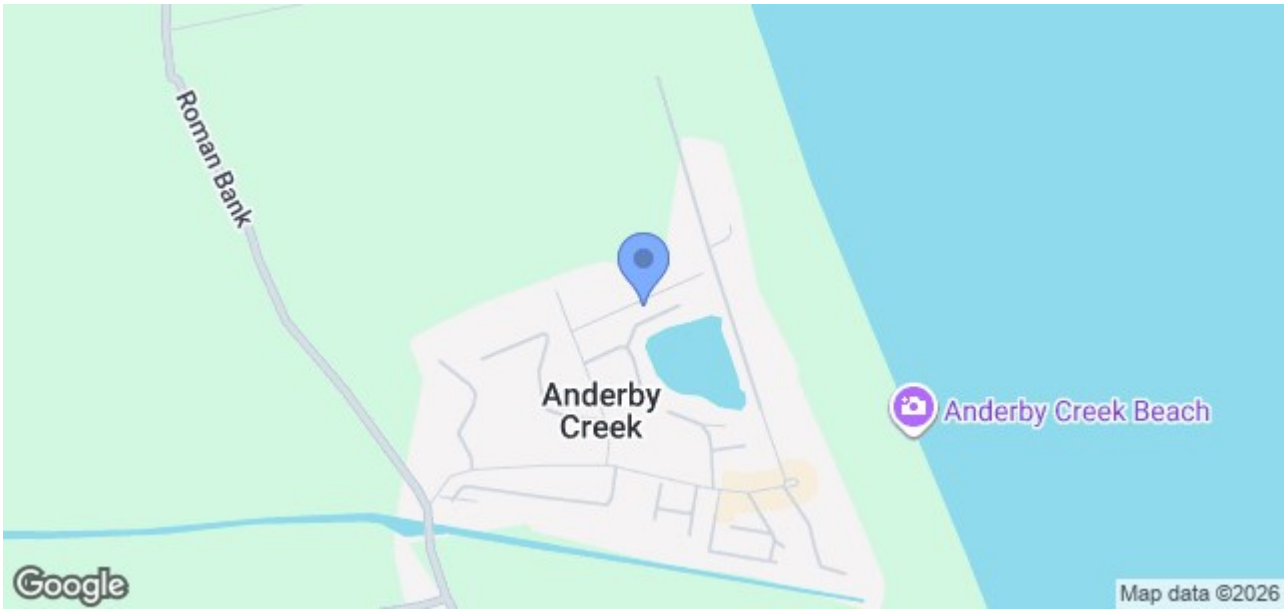
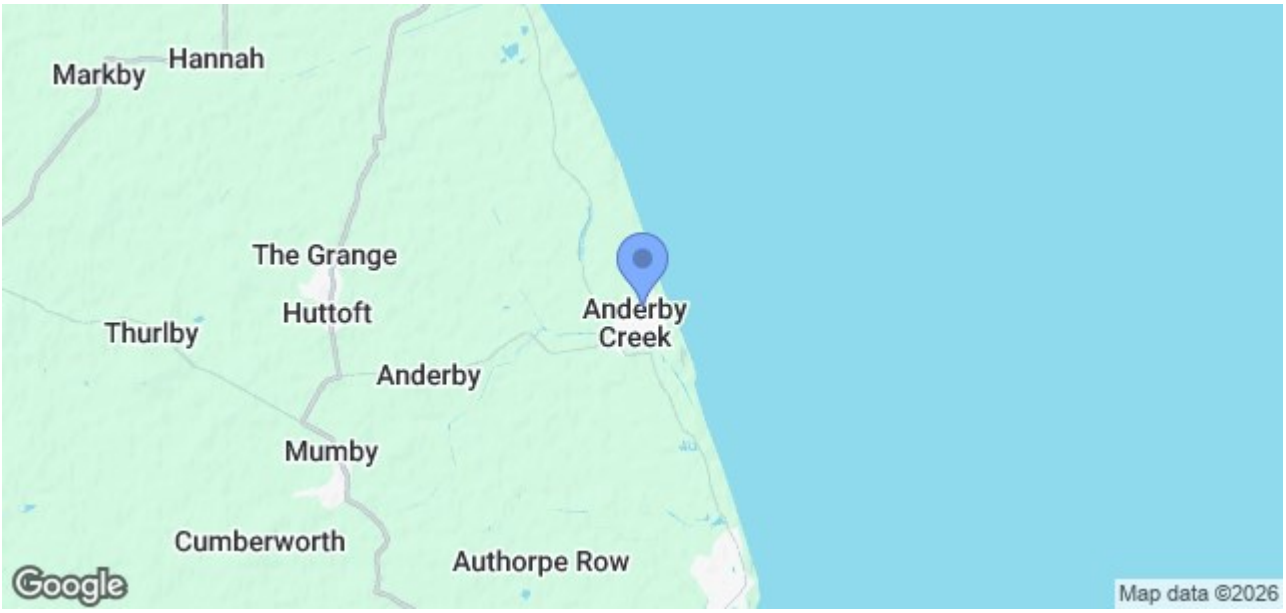
Directions

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.