



CHOICE PROPERTIES

Estate Agents

Yellow Sands The Dell,
Anderby Creek, PE24 5XU

Asking Price £365,000



Choice Properties are delighted to bring to the market this spacious four-bedroom detached family home, enviably positioned in the highly sought-after coastal village of Anderby Creek, just a short stroll from the sandy beach. Offering generously proportioned accommodation throughout, the property comprises an entrance hall, utility room, cloakroom, well-appointed kitchen, and a spacious lounge. To the first floor, the landing provides access to the impressive principal bedroom with its own balcony, three further well-sized bedrooms, and a family bathroom featuring both a separate bath and shower cubicle. Externally, the property enjoys wraparound gardens, a gated driveway providing ample off-road parking, and two garages/workshops, offering excellent storage or potential for hobbies and home working. Situated in one of Lincolnshire's most desirable coastal locations, this fantastic home is offered to the market chain free, making it an ideal purchase for families, second-home buyers, or those looking to enjoy life by the sea. Early viewing is highly recommended to fully appreciate the size, location, and potential this wonderful property has to offer.

Spacious chain free property with accommodation comprising :

Entrance / Utility Room

Obscure double glazed door, obscure double glazed window, double glazed door to side, double glazed window to side, internal door to garage/workshop, base level units, one and half bowl inset sink with mixer tap and drainer, space for appliances, extractor fan, part tiled walls, tiled floor, boiler cupboard, built in storage cupboard.

Hallway

Stairs to first floor landing, built in storage cupboard, radiator.

Cloakroom

Obscure double glazed window to side, white suite comprising low level W.C, wash hand basin, tiled floor.

Lounge

26'8 x 14'7

Double glazed French doors to side opening to garden, double glazed windows to rear and side, double glazed door to rear opening to garden, window seat with storage below, two radiators, electric fire, hot and cold air conditioning.

Kitchen

11'6 x 8'7

Double glazed window to front, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, built in dishwasher, breakfast bar, space for appliances, tiled walls, radiator.

Landing

Double glazed window to side, loft hatch, radiator.

Bedroom One

12'8 x 11'10

Double glazed window to rear, double glazed door to rear opening to balcony, built in wardrobes, hot and cold air conditioning, radiator.

Balcony

Views over the garden.

Bedroom Two

11'10 x 11'10

Double glazed window to front and side, built in wardrobes, radiator.

Bedroom Three

8'10x 8'9

Double glazed window to side, radiator.

Bedroom Four

8'10 x 7'8

Double glazed window to side, airing cupboard, radiator.

Bathroom

Obscure double glazed window to side, white suite comprising low level W.C, vanity wash hand basin with mixer tap, corner bath with mixer tap, tiled shower cubicle, part tiled walls, tiled floor, radiator.

Garden

Mainly laid to lawn, patio area, hardstanding for shed, store, flowers, trees and shrubs, fruit trees, side access.

Garage / Workshop

23'3 x 12'2

Electric up and over door, window to rear, internal access, power and light.

Garage / Workshop

16'11 x 9'4 plus 13' x 9'3

Electric up and over door, power and light, store room to rear.

Driveway

Gated driveway providing ample off road parking space.

Agents Note

This property is of non-standard construction and is therefore available to cash buyers only. Prospective purchasers are advised to make their own enquiries regarding the property's construction and suitability before proceeding.

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 B

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.

Opening Hours

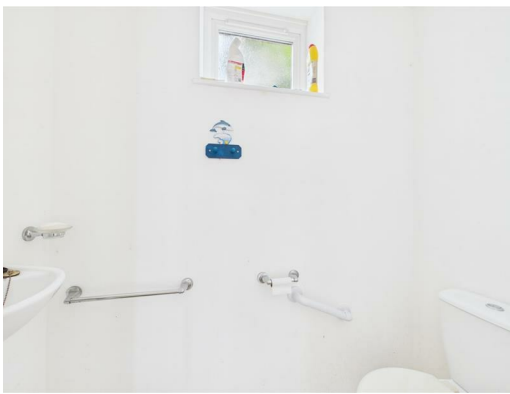
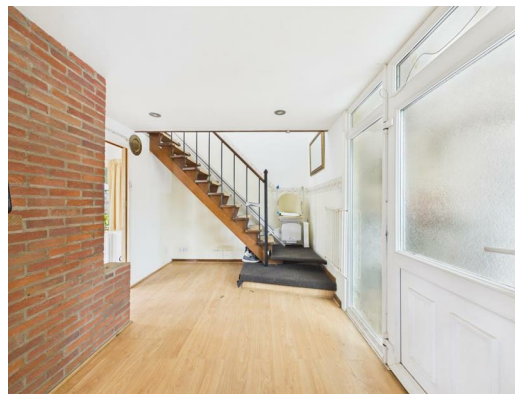
Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice Properties Sutton On Sea - 01507 443777

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.







Floor 0



Floor 1



Approximate total area⁽¹⁾

1895 ft²

Balconies and terraces

90 ft²

Reduced headroom

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Please use postcode of PE24 5XU

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	59	69	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

