



# CHOICE PROPERTIES

*Estate Agents*

7 The Court,  
Anderby Creek, PE24 5YQ

Price £230,000



It is a pleasure for Choice Properties to bring to the market this detached three bedroom bungalow, located within the popular village of Anderby Creek. Only a stone's throw from the beach, the property offers a spacious layout, two driveways, two conservatories, privately enclosed gardens and a well maintained modern interior finish. Offered with no onward chain, early viewing is most certainly advised.

Featuring electric heating and uPVC double glazing throughout, the beautifully presented accommodation comprises:-

### **Entry/Sun Room**

8'09" x 16'10"

Front uPVC door leading into the sun room with an 'Apex' solid roof, triple aspect windows, laminate flooring, wall lighting and a uPVC door to the:

### **Open Plan Kitchen/Diner & Reception Room**

10'05" x 16'00"

Kitchen/Diner:

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring induction hob, integrated oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, space for a dishwasher, partly tiled walls, laminate flooring and ample space for a dining table.

Reception Room:

Fitted with laminate flooring, a TV aerial and telephone point.

### **Hallway**

7'05" x 2'09"

'L' shaped hallway with built in overhead storage, laminate flooring and a built in airing cupboard; housing the hot water cylinder. Doors to:

### **Bedroom 1**

7'07" x 7'09"

Double bedroom with double opening 'French' doors to the conservatory.

### **Bedroom 2**

7'06" x 7'08"

With double opening 'French' doors to the conservatory.

### **Dressing Room/Bedroom 3**

7'05" x 4'07"

Fitted with an array of wardrobes.

### **Conservatory**

7'04" x 9'08"

Benefiting from triple aspect windows, double opening 'French' doors to the rear garden, wall lighting and a polycarbonate roof.

### **Shower Room**

6'00" x 4'08"

Fitted with a three piece suite comprising a shower enclosure with electric 'Triton Cara' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, laminate flooring, partly tiled walls and a heated towel rail.

### **Driveways**

The property benefits from two separate paved driveways, together providing off road parking for two vehicles.

## **Garden**

The property is fronted by a garden laid to lawn, displaying a well established Pampas Grass shrub.

To the rear of the property you will find a privately enclosed garden, mostly laid to lawn with timber fencing to the boundaries. The rear garden benefits from a large timber decked seating area, overlooking the beautiful open views to the rear, a paved patio seating area with a timber pergola over. The rear garden further features an array of well established trees and shrubs, useful timber shed, composite shed and raised planter beds.

## **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)

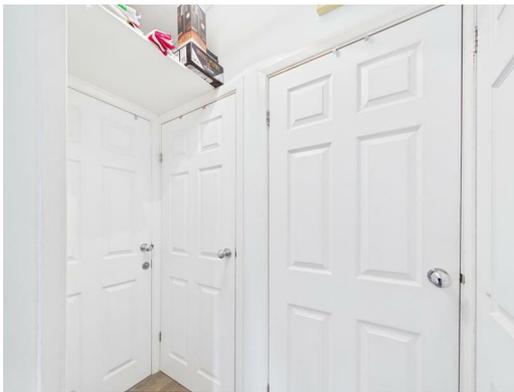
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

\*Please note that the property is exempt from 'double council tax' if the property were to be used as a holiday home.

## **Additional note**

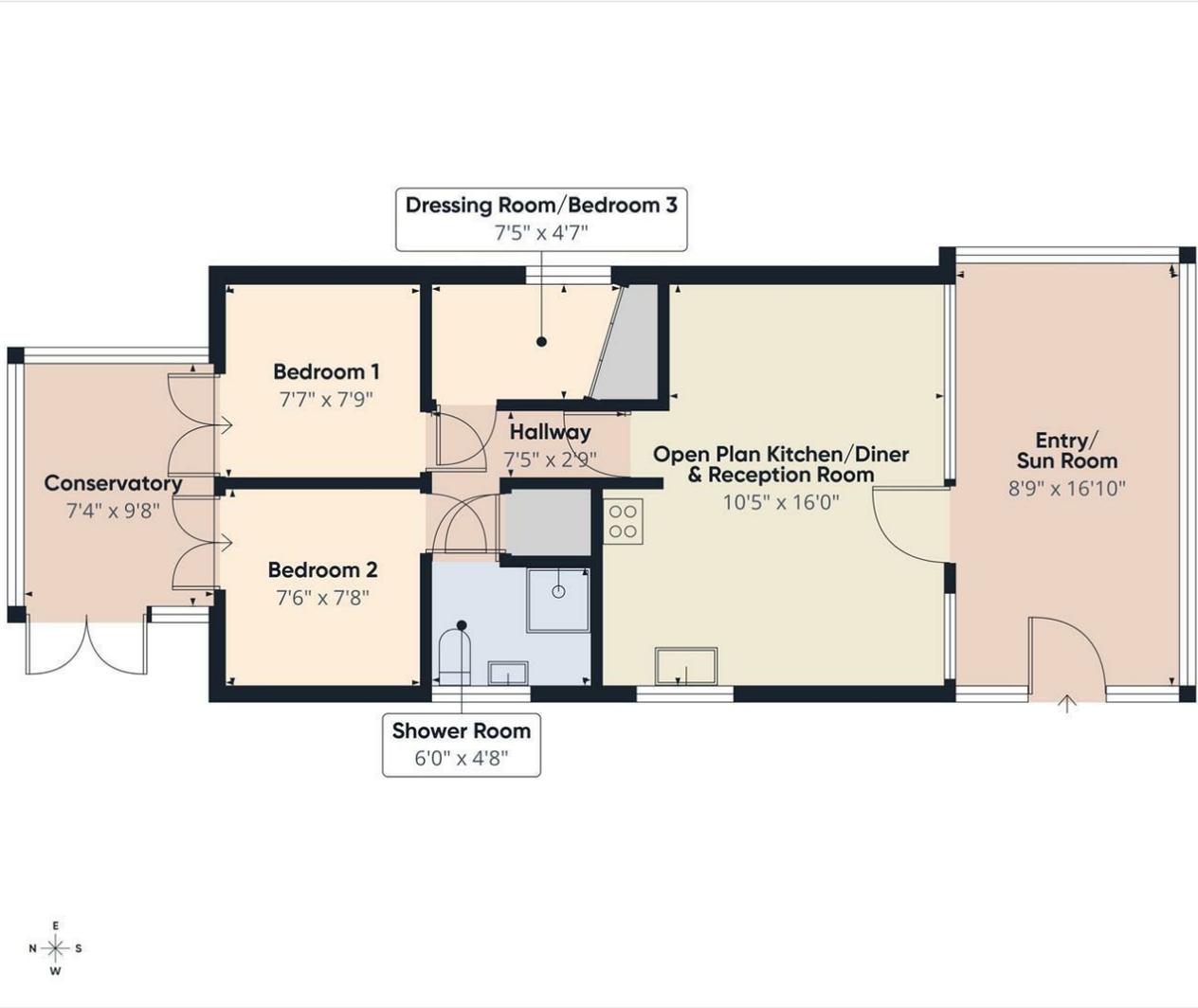
Please note that the property is of non-standard construction, being timber framed with a bricked surround.

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<sup>m</sup>  
636 ft<sup>2</sup>

(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 on Sea 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 left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-60) 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			
(81-91) B			
(69-80) C			
(55-60) 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	

