CHOICE PROPERTIES

Estate Agents

Sandbanks Lakeside, Skegness, PE24 5XS

Price £250,000

Rarely does a bespoke home come to market such as 'Sandbanks'. Nestled away, close to the beach in the sought after village of Anderby Creek, Choice Properties are excited to present to you this most fabulous property. No expense has been spared in completely re-furbishing this 2 bedroom residence which includes an immaculate, modern 6 berth caravan. This property provides the most luxurious perfect 'getaway'. The vendors are happy to sell this home as a 'turn key' property giving prospective buyers the opportunity to run this property as a holiday home business if preferred. Viewing is highly recommended.

Of non-traditional construction, the fully re-furbished accommodation benefits from UPVC Double Glazing, LPG Heating and consists of :-

Open plan reception room/Kitchen
A fabulous glazed ceiling sits above two sets of double opening doors with fitted blinds filling the room with glorious natural light. The very spacious open plan living/dining/kitchen and utility areas consist of :-

Kitchen area
White gloss wall & base units with work surfaces over. White one and a half bowl sink unit and drainer with mixer tap. Integrated electric oven, built in microwave, gas hob with extractor hood over. Integrated dishwasher. White . floor to kitchen area. Radiators. Power points.

Utility area
Cleverly concealed behind high gloss doors is a spacious utility area. Here you will find a new 'Ideal' combi boiler, tumble dryer, washing machine and fridge/freezer.

Reception room area
Radiator. TV aerial point. Power points. Carpet to flooring.

Bedroom 1
With double opening doors with fitted blinds allows access to the outside. Radiator. Power points. Door to :-

En-suite Cloakroom
With back to wall push button flush WC. Wash hand basin with mixer tap. Heated towel radiator.

Bedroom 2
With double opening doors with fitted blinds. Radiator. Power points.

Bathroom & W.c.
With panelled bath. Walk-in shower. Wash hand basin. Push button flush WC. Heated towel radiator. Radiator.

Driveway
Large gravelled driveway providing parking for many vehicles.

Garden
Well tended private enclosed garden which is laid mainly with lawn. Lovely patio area for enjoying the glorious sunshine. Garden also boasts established hedges, trees and shrubs around the edges as well as gated access to the property and caravan.

6 Berth Caravan
Fully equipped 6th berth caravan. With the benifit of a fitted kitchen open plan to lounge/ diner. Two bedrooms. Shower Room. Seperate WC.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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.

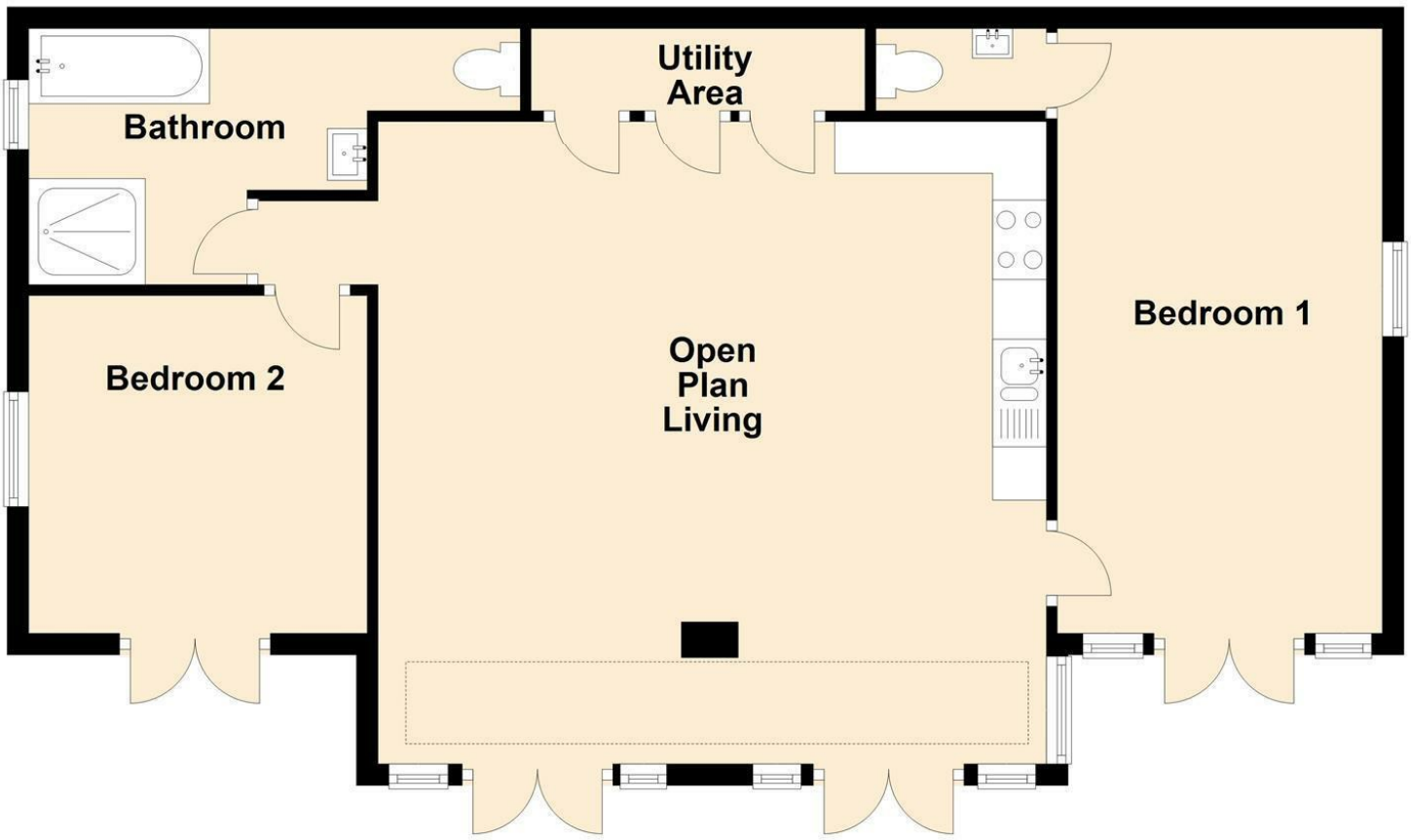
Viewing Arrangements
Viewing by Appointment through Choice Properties, Sutton on Sea 01507 443777.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

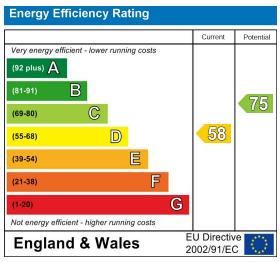
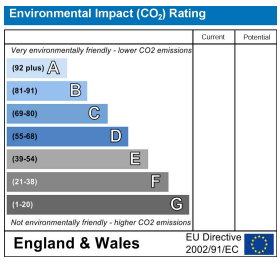
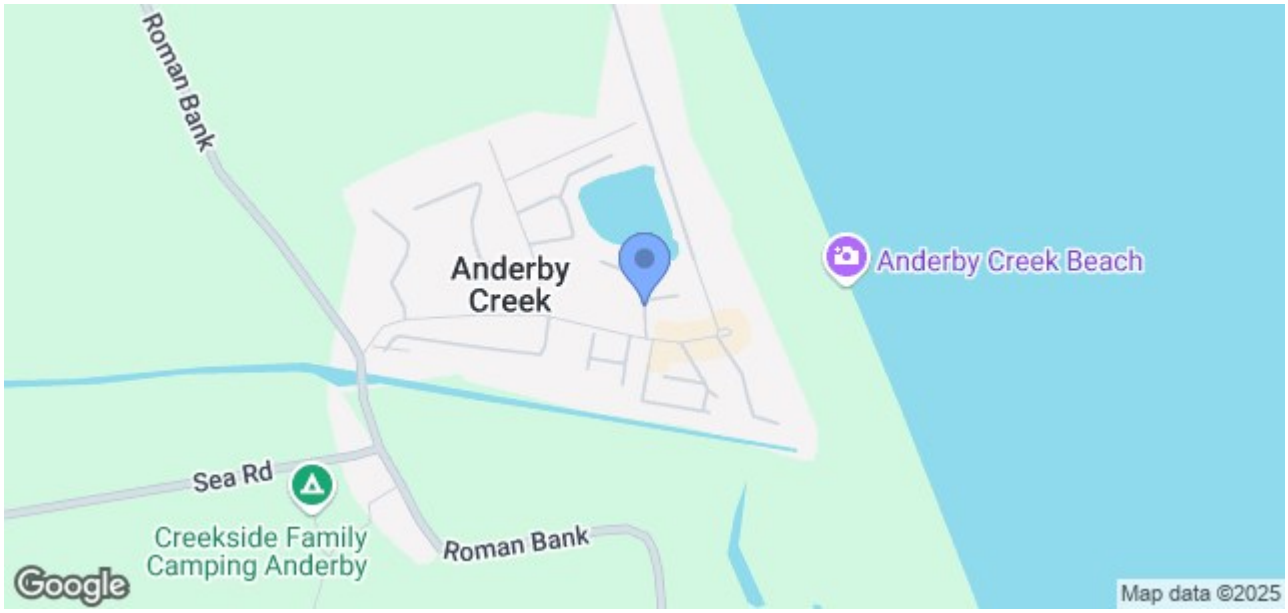
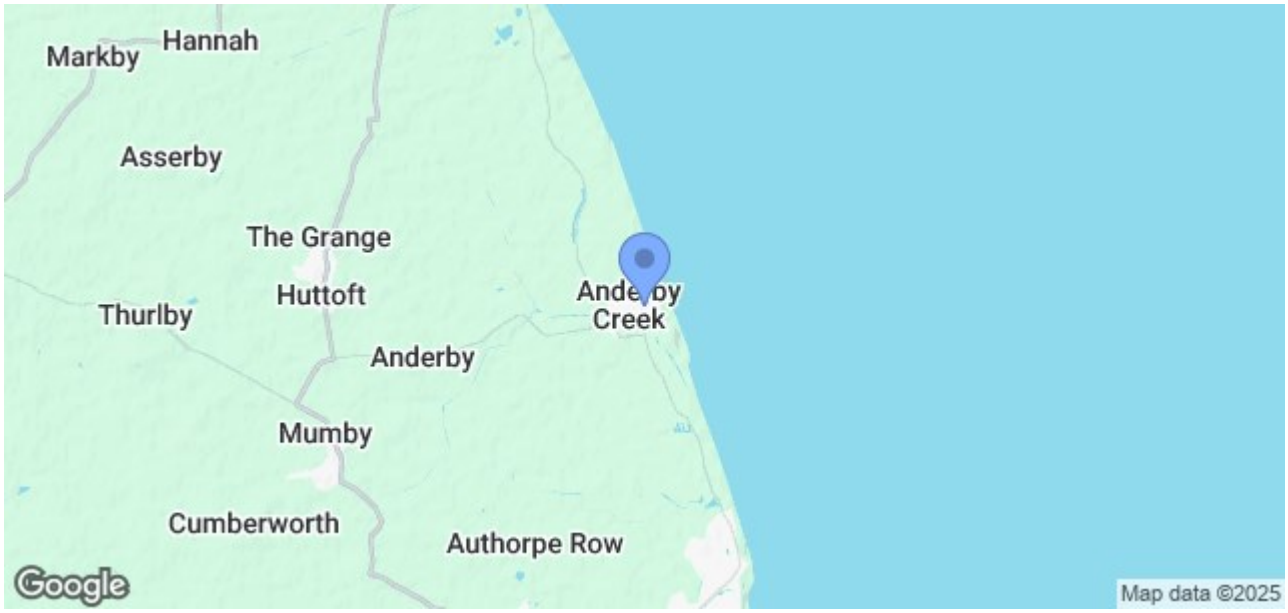
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.

Ground Floor

Approx. 78.5 sq. metres (844.7 sq. feet)



Total area: approx. 78.5 sq. metres (844.7 sq. feet)

Directions

From Sutton on Sea head South along the A52 towards Skegness, after passing through Huttoft turn left into Anderby village before reaching Anderby Creek. When you enter the village take the second left on to lakeside and Sandbanks can be found a short distance along on the left hand side.