



# CHOICE PROPERTIES

*Estate Agents*

The Poplars Sea Road,  
Anderby, PE24 5YD

Reduced To £260,000



Choice Properties are delighted to offer for sale this most spacious detached three bedroom bungalow with good sized gardens. Situated in a superb location, a few miles from the sand dunes and beach, in the sought after seaside village of Anderby Creek we highly recommend viewing this beautiful family home.

The well laid out internal accommodation is both beautifully presented and benefits from UPVC Double Glazing and has the most spectacular views over open fields to the rear. The internal accommodation consists of :-

### **Front Entrance Door**

Leading into :

### **Entrance Hall**

Radiator. Smoke Alarm. Power Points. Telephone Point. Thermostat Control for Central Heating.

### **Lounge**

13'8" x 19'10"

Wood Burner. 2 Radiators. Wall & Centre Lighting. Power Points. TV Aerial Point.

### **Kitchen/Diner**

12'2" x 17'8"

Fitted wall & base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Electric cooker point with filter hood over. Radiator. Power Points. Electric consumer unit. Door to:

### **Utility Room**

6'2" x 18'4"

Fitted base units with work surfaces over. Plumbing for washing machine. Electric meter. Power Points. Door leading out to the rear garden.

### **WC**

With WC. Fully tiled walls & floor.

### **Study**

9'6" x 10'3"

Radiator. Power Points.

### **Bedroom 1**

11'10" x 11'10"

Radiator. Fitted wardrobes.

### **Bedroom 2**

11'3" x 11'10"

Radiator.

### **Bedroom 3**

9'2" x 8'10"

Radiator.

### **Bathroom**

10'0" x 8'2"

With four piece white bathroom suite which consists of a panelled bath, shower enclosure, wash hand basin and w.c. Part tiled walls. Tiled floor. Chrome heated towel rail. Airing cupboard housing the hot water cylinder. Access to the loft area which is partly boarded and houses the boiler.

### **Games Room**

24'5" x 18'4"

Wood Burner. Panelled Walls. Power & Lighting.

### **Bar**

9'0" x 6'0"

Fitted shelving.

## **Lobby**

Door to:

## **Store Room**

## **Driveway**

Parking for multiple vehicles.

## **Carport**

21'11" x 10'3"

Enclosed carport with up & over garage door.

## **Gardens**

To the front of the property is a lawned garden and to the rear is also laid to lawn with open views over farm land.

## **Tenure**

Freehold

## **Council Tax**

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 D.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **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



