CHOICE PROPERTIES

Estate Agents

The Poplars Sea Road, Anderby, PE24 5YD

Asking Price £190,000

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. An internal viewing is highly recommended. Sold as seen. Chain Free.

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel: (01507) 462277 Email: alford@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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Chain free property with accommodation comprising :

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"
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"
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

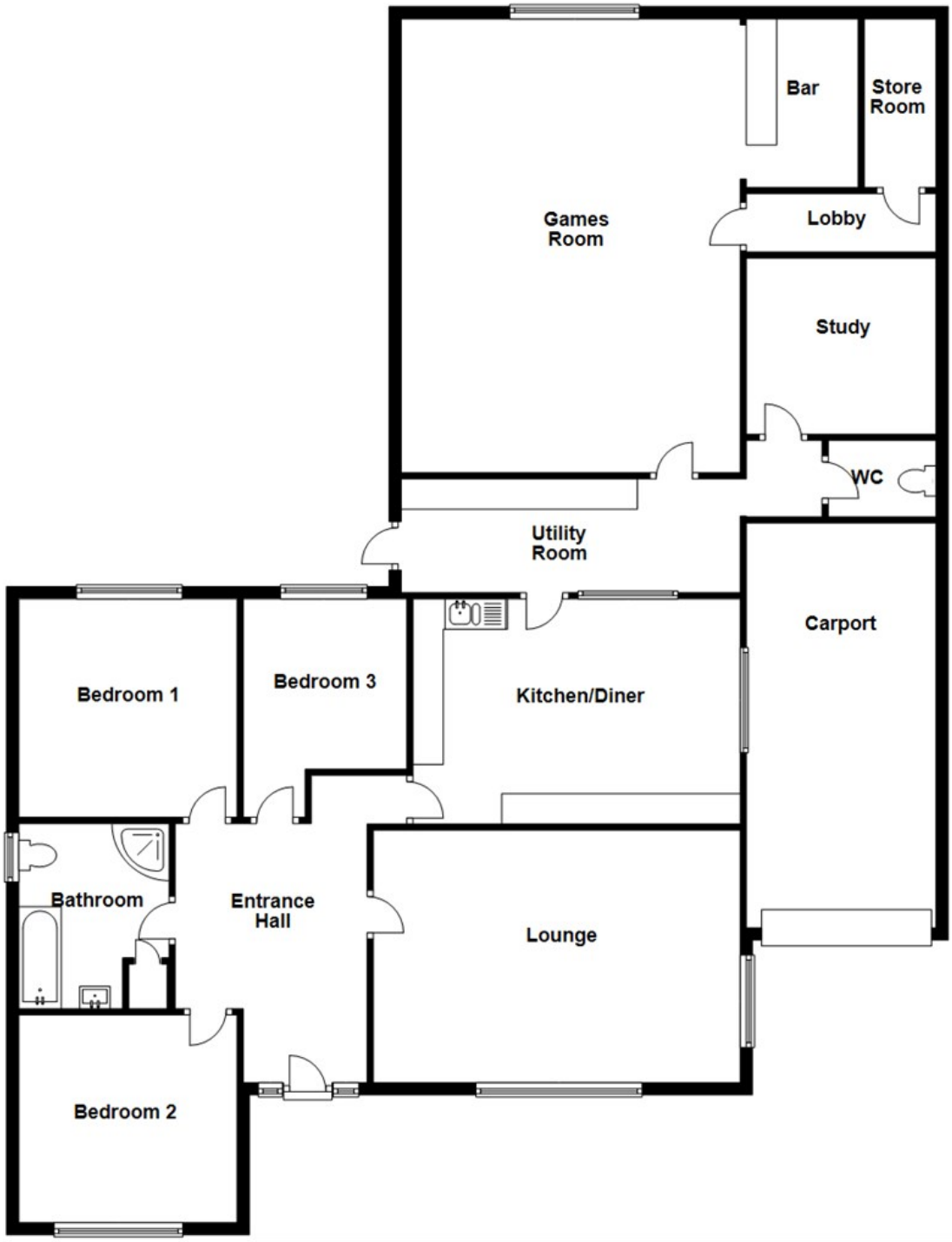
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

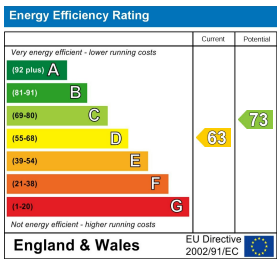
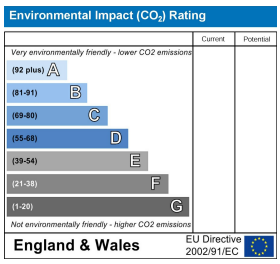
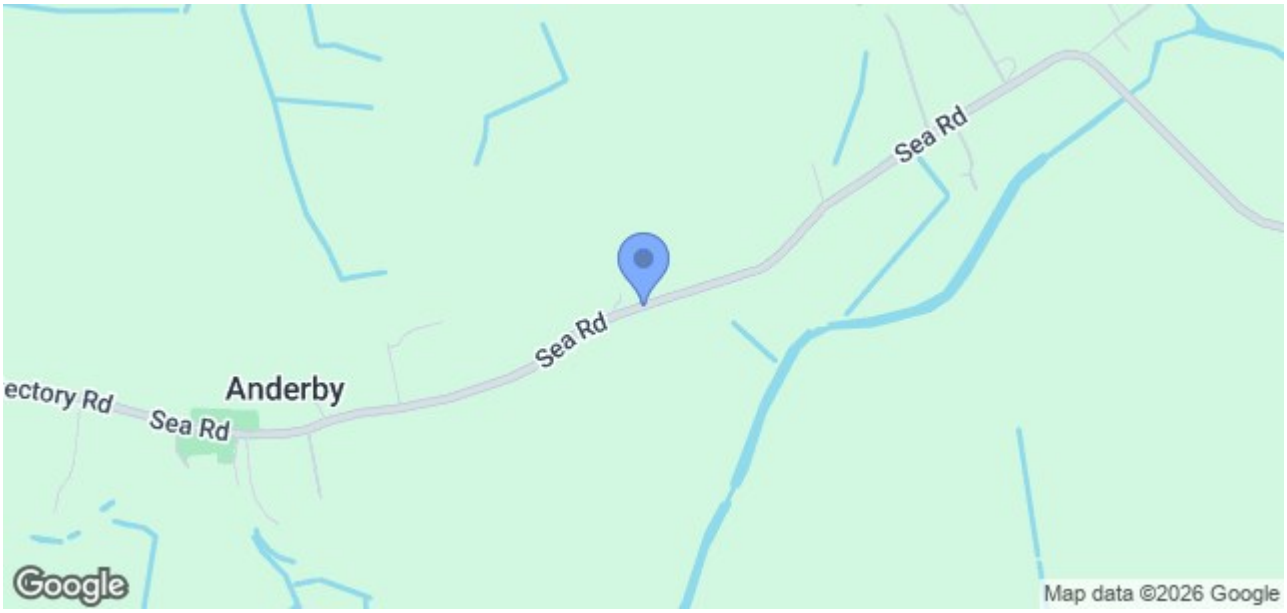
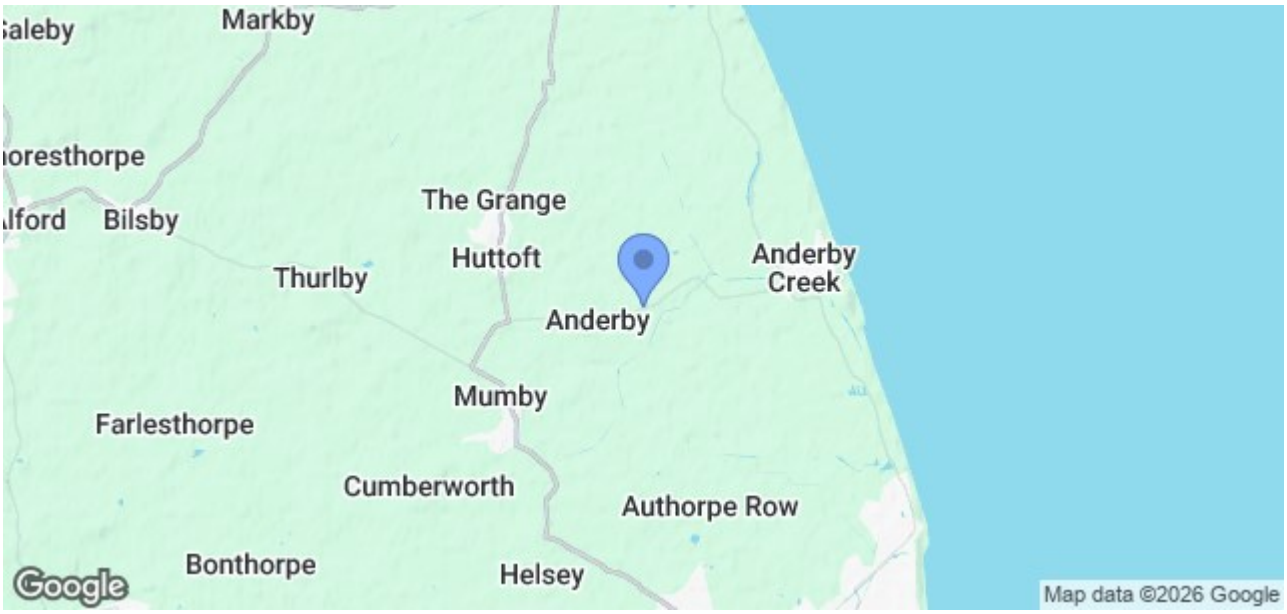
Viewing Arrangements
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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



Directions

Take a left out of our Alford office. At the junction with the Church ahead, take a right and continue along East Street and then take the right hand turn onto A1111 (sign-posted Bilsby/Sutton on Sea). Continue along this road and just after the Spar/petrol station turn right on to B1449 (sign-posted Mumby). Continue along this road until you get to the junction, where you turn left onto the Mumby Road/A52. Continue on this road, and turn right onto Rectory Road/Sea Road. Continue on this road towards the coast to Anderby Creek and 'The Poplars' can be found on your right hand side.