

The Paddock Sea Road,
Anderby, PE24 5YB
Reduced To £255,000



We offer for sale this spacious two bedroom detached bungalow set in grounds of approximately 5 acres (sts). The property is situated in a quiet semi rural position within the village of Anderby.

The property which stands on a superb 5 acre plot, has the benefit of Electric Storage Heating and Sealed unit Double Glazing. Internally the accommodation consists of:-

Front Entrance Door to:

Entrance Hall

15'5" x 4'10"

Extending to 7'4" (approx). 'L' shaped. Electric storage heater. Single power point. Loft access. Airing cupboard housing lagged hot water cylinder with twin immersion heaters. Doors to:

Lounge

15' x 11'11"

Feature fireplace with electric fire. Wall lighting. Electric storage heater. 2 Double & 2 single power points. TV aerial point.

Kitchen

12'4" x 11'9"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Electric cooker point. Part tiled walls. 3 Double power points. TV aerial point. Electric storage heater.

Utility Room

6'4" x 5'6"

Plumbing for automatic washing machine. Double power point. Door to rear garden. Doors to:

WC

5'9" x 2'11"

Consisting of low level flush w.c. and corner hand basin and tiled splash back.

Bedroom 1

11'10" x 11'10"

Electric storage heater. 2 Double power points. Telephone point.

Bedroom 2

11'10" x 11'10"

Electric storage heater. 2 Double power points.

Shower Room

8'11" x 5'8"

Measurements to widest points. Consisting of large shower cubicle with 'Mira Sport' electric shower, low level flush w.c. and pedestal wash hand basin. Part tiled walls. 'Dimplex' electric radiator.

Driveway

Long gravelled driveway providing ample parking space for a number of vehicles.

Garage

17'11" x 9'9"

With electric up and over door. Electric trip box. Door to utility room.

Outside

The property is approached by a long gravel driveway, edged with plants and shrubs, leading to the front entrance door and garage. To the left is a well maintained lawned garden, to the right of the driveway is a further lawned garden. This extends behind the property where there is a timber shed. To the bottom right of the lawn is gated access leading in to the paddock which is hedged to all sides.

Tenure

Freehold

Council Tax

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 C

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016

Opening Hours

Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

Making an offer

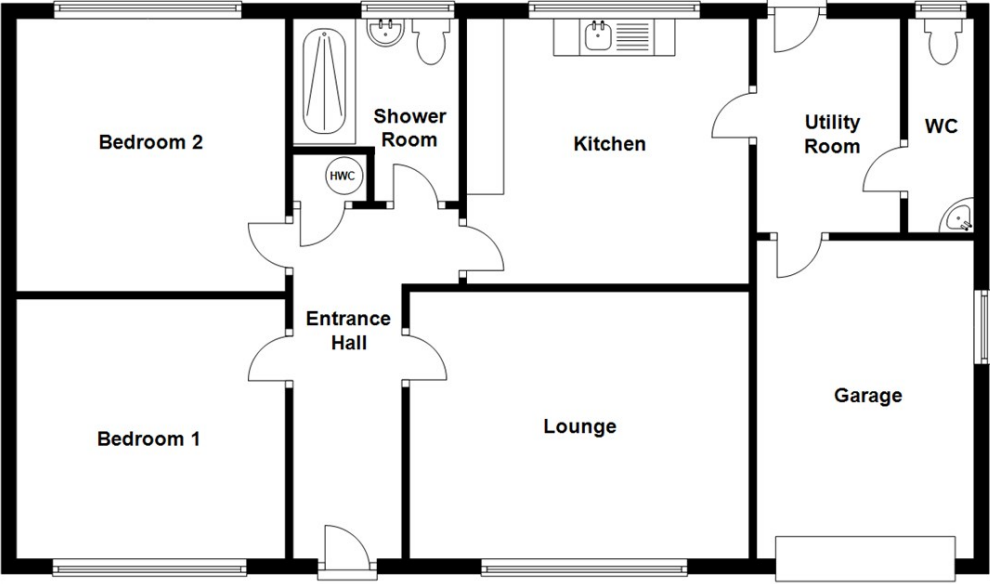
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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.







Directions

From our Alford office head towards the Church, at the junction turn right then take a right turn just before the windmill in the direction of Bilsby. At Bilsby turn right just after the petrol station and keep on this road towards Mumby. After the long straight road turn left at the junction onto the A52 in the direction of Mablethorpe. After a couple of bends turn right onto Sea Lane, Anderby and 'The Paddock' can be found on the left hand side just a short way along past the village hall.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			75
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

