



This My Chree, Chapel Lane, Addlethorpe, Skegness, PE24 4TG



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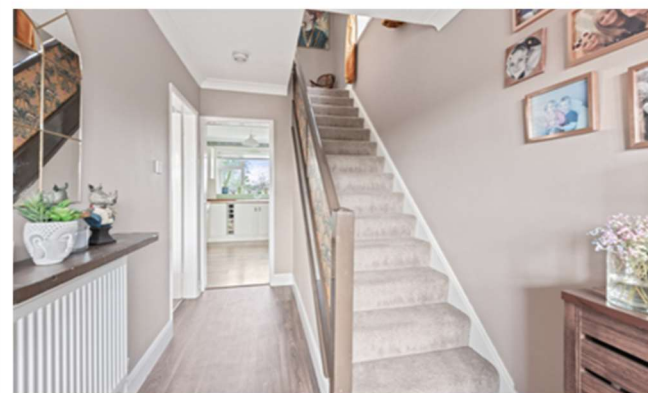
Freehold

Offers in excess of £320,000



## Key Features

- Detached house
- Four bedrooms
- Lounge, study & garden room
- Dining kitchen & utility
- Cloakroom & bathroom
- Driveway, garage & gardens
- Good sized plot in semi-rural location
- EPC rating F





A spacious and well presented detached family house on a generous sized plot in a semi rural location with no immediate neighbours. Having well presented accommodation comprising: entrance Hall, lounge, large dining kitchen, utility, cloakroom, garden Room, study and bedroom to ground floor. Three bedrooms and bathroom with separate shower to first floor. Outside the property has a driveway providing off-road parking, a garage and lawned side and rear gardens with a Garden Bar. The property benefits from oil fired central heating and double glazing.



### ACCOMMODATION

Part glazed front entrance door with windows to either side through to the:

### ENTRANCE HALL

Having wood effect laminate flooring, radiator and stairs to the first floor.

### LOUNGE

3.78m x 5.00m (12'5" x 16'5")

Having bay window to front elevation, further window to side elevation, coved ceiling, two radiators and feature brick built fireplace with inset wood burner.

### DINING KITCHEN

3.49m x 7.24m (11'6" x 23'10")

Forming two areas comprising:



### KITCHEN AREA

Having window to rear elevation, coved ceiling, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & wine rack under, cupboards over. Work surface return with cupboards & drawers under. Further work surface return with inset ceramic hob, integrated electric oven, cupboards & drawers under. Opening to the:

### DINING AREA

Having window to side elevation, french doors to rear elevation & garden, coved ceiling, radiator, wood effect flooring and fireplace recess with inset multi-fuel burner.

### INNER HALL

### CLOAKROOM

0.90m x 1.89m (3'0" x 6'2")

Having window to rear elevation, half tiled walls and close coupled WC.



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### UTILITY

1.46m x 1.88m (4'10" x 6'2")

Having window to rear elevation, tiled floor, sink unit, space & plumbing for automatic washing machine and oil fired boiler providing for both domestic hot water & heating.

### GARDEN ROOM

4.87m x 5.24m (16'0" x 17'2")

Having french doors & window to front elevation, window to side elevation, french doors & window to rear elevation, radiator and vinyl flooring.

### STUDY

1.37m x 2.48m (4'6" x 8'1")

Having door to:

### BEDROOM FOUR

2.47m x 3.81m (8'1" x 12'6")

Having window to front elevation and radiator.



## FIRST FLOOR LANDING

Having window to side elevation.

## BEDROOM ONE

3.77m x 4.57m (12'5" x 15'0")

Having windows to front & side elevations, coved ceiling and radiator.

## BEDROOM TWO

3.51m x 4.02m (11'6" x 13'2")

Having windows to side & rear elevations, coved ceiling and radiator.

## BEDROOM THREE

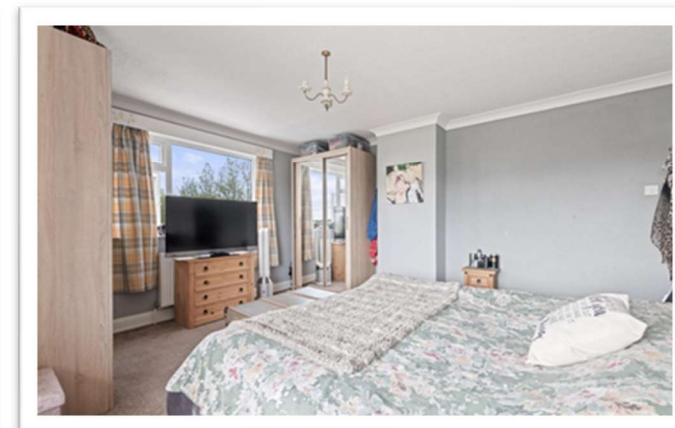
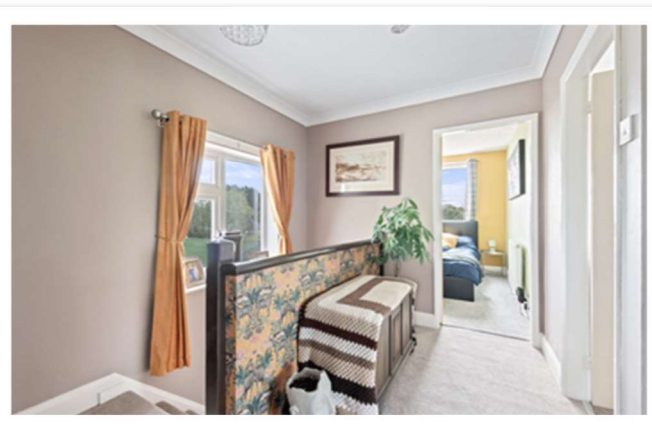
2.43m x 3.12m (8'0" x 10'2")

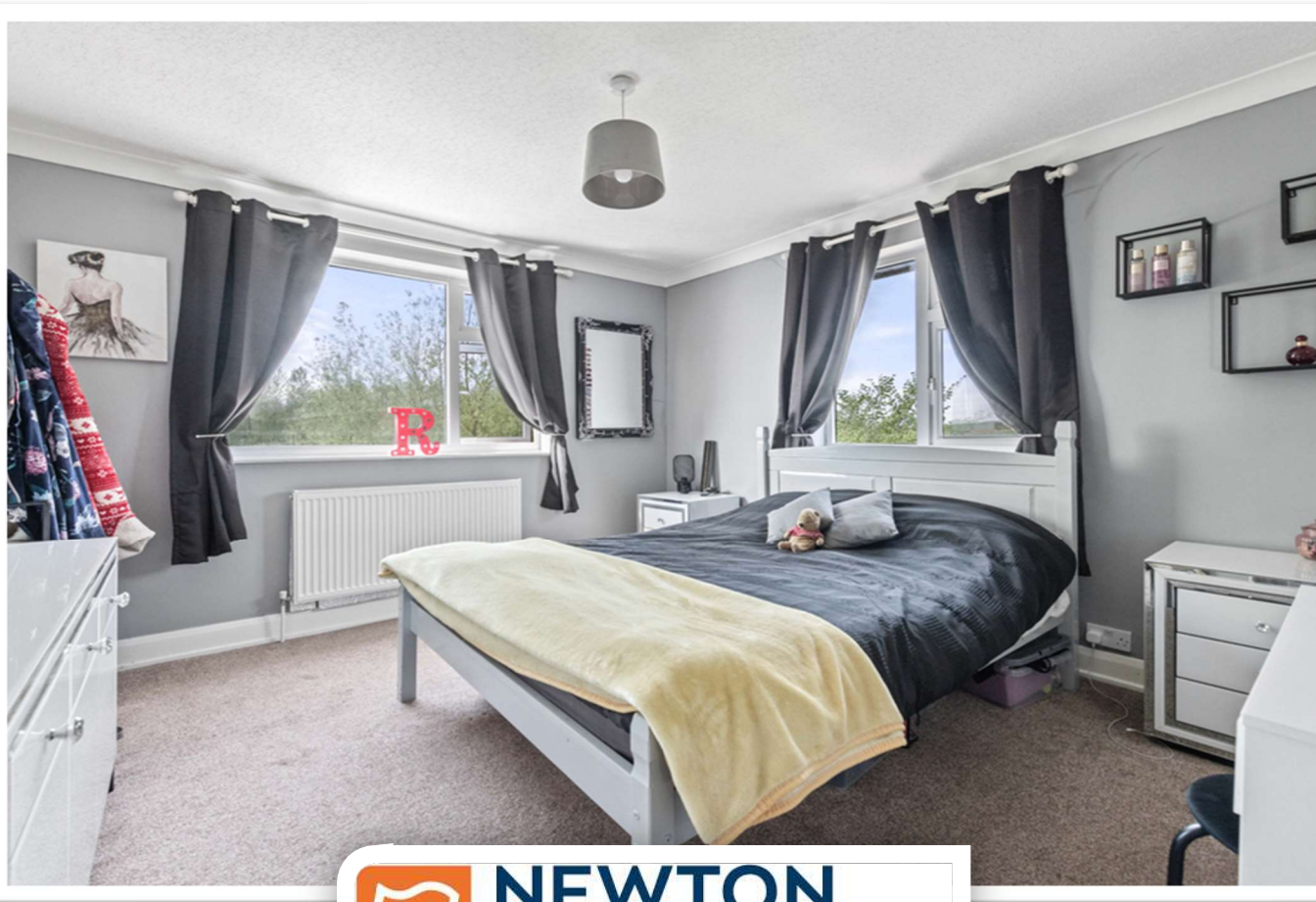
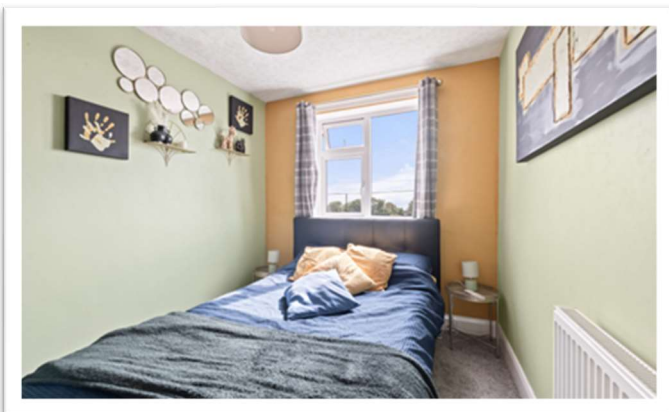
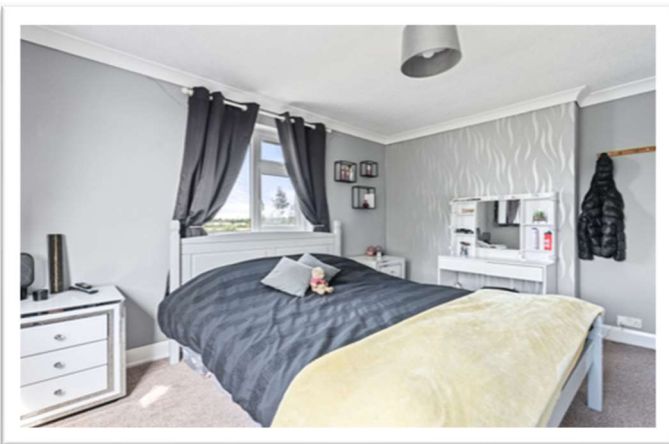
Having window to front elevation, coved ceiling and radiator.

## BATHROOM

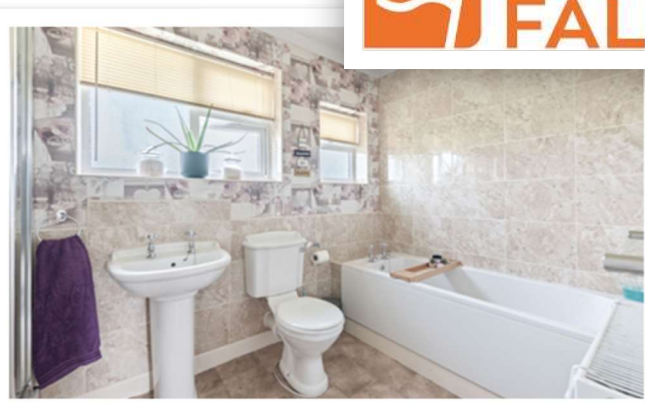
1.87m x 3.26m (6'1" x 10'8")

Having two windows to rear elevation, coved ceiling, radiator, tiled splashbacks, tile effect flooring and built-in airing cupboard. Fitted with a suite comprising: panelled bath, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





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## EXTERIOR

The property is accessed via two gated driveways to a large stoned driveway providing ample parking with a further hardstanding to the side ideal for a caravan or motorhome.

## GARAGE

4.75m x 5.44m (15'7" x 17'10")

Having double doors, light and power.

## REAR GARDEN

A handgate leads to the enclosed rear garden which includes lawned area, paved seating areas, one being covered with a pergola, mature shrubs beds and borders, greenhouse and:

## GARDEN BAR

2.92m x 5.94m (9'7" x 19'6")

With power connected.

## SERVICES

The property has mains electricity and water connected. Heating is via an oil fired boiler served by radiators. We are advised that Drainage is to a cesspit. The current council tax is band C.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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# Floorplan



Total area: approx. 149.2 sq. metres (1605.6 sq. feet)



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