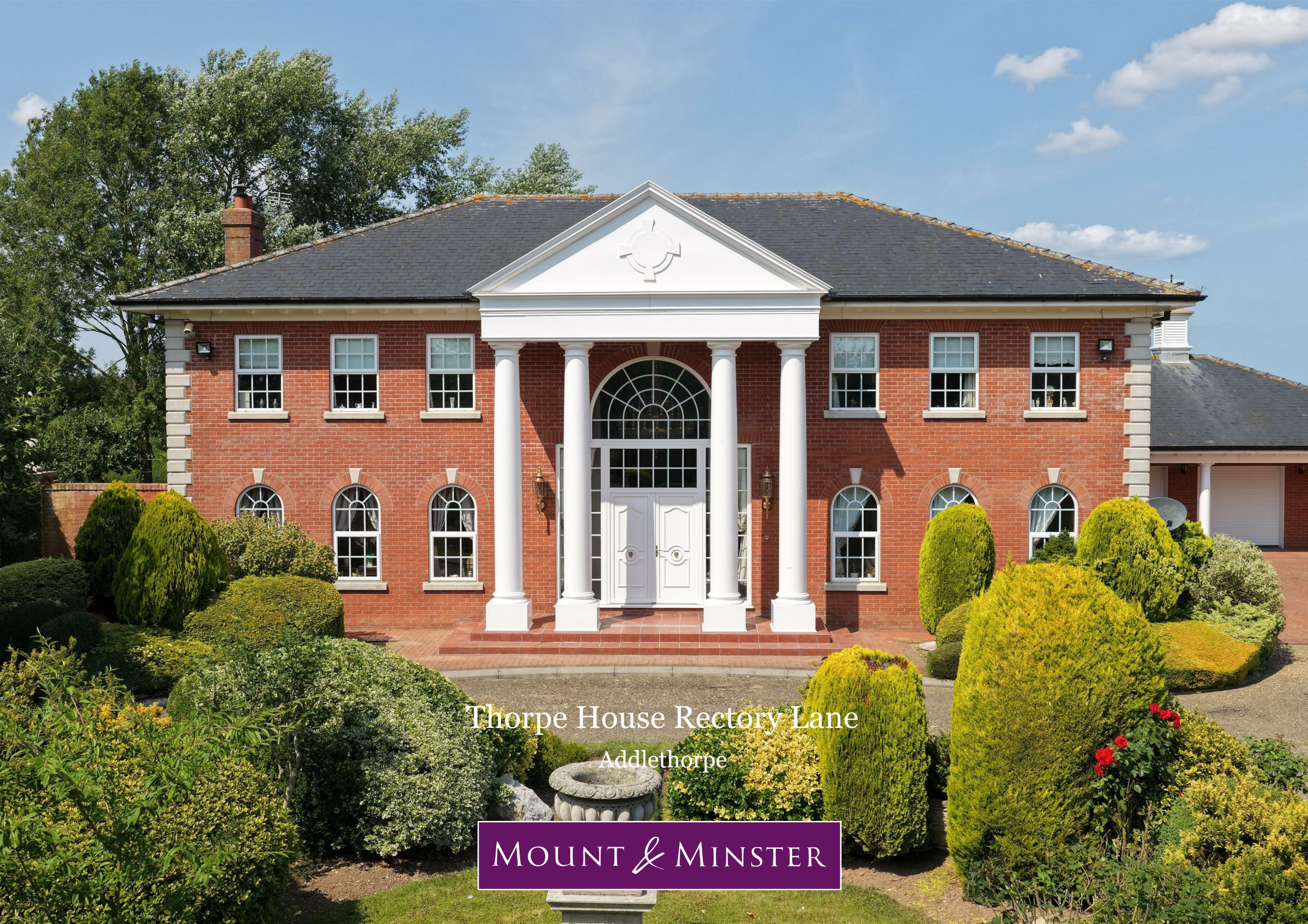




Thorpe House Rectory Lane  
Addlethorpe

MOUNT & MINSTER



# Thorpe House Rectory Lane

Addlethorpe

- Impressive detached residence
- Set in ground of approximately 1 3/4 acres
- Kitchen Diner and separate breakfast room
- Gated access and ample parking
  - Two en-suites
  - Four bedrooms
  - Garden room
  - Triple garage
- Three reception rooms
  - Solar panels



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### INTRODUCTION

A fine detached residence with elegant proportions set within grounds of approximately 1 3/4 acres with private gated access. The property is located on a the edge of the village of Addlethorpe with easy access to the fine sandy beaches of the East Coast and picturesque Lincolnshire Wolds.

The property briefly comprises an impressive reception hall with galleried landing which leads to three reception rooms, a large garden room, WC, Oak kitchen, breakfast room, and utility with further WC.

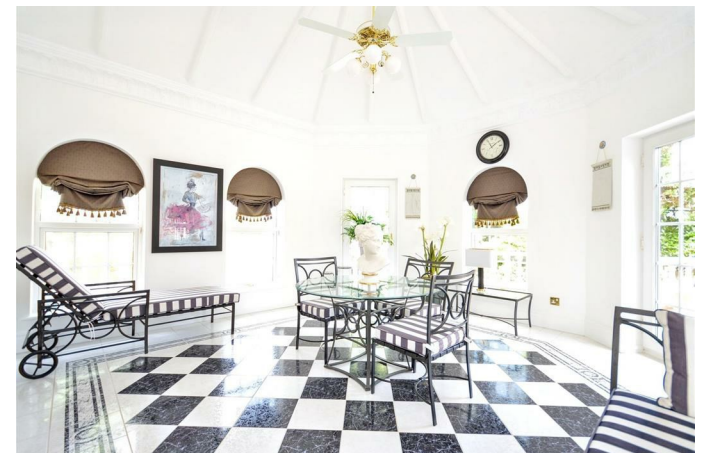
To the first floor there is an generous principle suite with dressing room and en-suite, a further guest bedroom with en-suite, along with two further bedrooms and bathroom.

### LOCATION

Addlethorpe is a small rural village within easy driving distance of the east coast, Skegness, which offers a wide range of local town centre amenities as well as its wide range of sandy beach and sea front attractions. The picturesque Lincolnshire Wolds and historic market towns of Spilsby, Alford and Louth and lie approx 4 miles north of Skegness close to Ingoldmells.

### SCHOOLS

In Addlethorpe, the main school is Theddlethorpe Academy, a small village school catering to children aged 3-11. It's part of the Lincolnshire Gateway Academies Trust. For secondary education, students often attend schools in nearby Skegness, such as Skegness Grammar School or Skegness Academy. Other nearby primary options include Seathorne Primary Academy and Chapel St Leonards Primary School.





#### OUTSIDE

The property sits in grounds extending to approximately 1 3/4 acres and are primarily laid to lawn with mature trees. The property is accessed via private gates which opens onto a circular drive with centre island shrubbery. In front of the Triple garage block is a paved brick forecourt providing ample off road parking.

The main terrace sits between the Sun Lounge, Dining Room and Breakfast Room providing ample seating and dining bordered by brick pillars, lamps and ballustrades. A further covered dining terrace provides an ample paved seating, a games area, stainless steel sink unit, power points and spaces for barbecues, appliances etc, cold water taps. To one side area are the 40 solar panels.

#### METHOD OF SALE

Freehold with vacant possession on completion.

#### COUNCIL TAX BAND

Band: G

East Lindsey District Council

#### ENERGY PERFORMANCE CERTIFICATE

Rating: B

#### SERVICES

Mains water, drainage, electricity and oil central heating., there are also 40 solar panels.

#### DIRECTIONS

With the Kings Head pub on your right hand side approximately 100 metres further on, turn left into Rectory lane south and the property can be found on the left.

#### VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

#### PARTICULARS

Drafted following clients' instructions of August 2025.

#### ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

#### BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





## Thorpe House



**Approx. Gross Internal Floor Area 433.00 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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