



Middlemarsh House, 2 Five Acres
Crescent, Skegness, Lincs, PE25 1FT



5



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£1,000,000

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Key Features

- 5 BEDROOM CONTEMPORARY HOUSE
- EXCLUSIVE SELF BUILD
- TRIPLE GARAGE BLOCK & DOUBLE GARAGE
- OPULENT MASTER BEDROOM SUITE
- AMPLE PARKING
- CINEMA ROOM
- EPC RATING B
- FREEHOLD





An Exclusive self built urban chic 5 bedroomed contemporary residence set in a gated complex of 5 complimentary properties on the edge of Skegness with triple Garage Block and further Double Garage. Boasting an opulent Master En-Suite Bedroom with En-Suite and Dressing Room, Stunning open plan Living Area, formal Lounge/Cinema Room, Study, Large Utility, ground floor W.C with shower, fabulous Kitchen, Gymnasium/Bedroom. The centre piece being the impressive Reception Hallway with floating staircase and vaulted ceilings. The outside comprises an impressive large driveway with ample parking for 8 cars, further driveway with hardstanding for a motorhome, Triple Garage with underfloor heating and insulated doors, further double Garage with boarded loft space. The gardens are mainly lawned with decked patio area, planted areas with trees, outside lighting. Viewing is highly recommended.

SPECIFICATION

This Energy efficient home has been built to a high specification with underfloor heating to ground and first floor, ground sourced heat system, solar panels, heat recovery fresh air circulation/ventilation system, "Smart" controlled lighting and Garage doors controlled from a central media centre. Wired with Cat 6 for internet distribution throughout and has full house wifi with CCTV, modern alarm system, a Dolby Atmos cinema room to the Lounge with concealed drop down projector and drop down screen made by Pure Theatre.

ACCOMMODATION

RECEPTION HALLWAY 14' 5" x 12' 7"

With 2 large doors with 2 glass side panels. Fingerprint recognition entry system, alarm panel and being an impressive space with an abundance of natural light flooding the room from the vaulted ceilings, floating glass staircase and doors leading off.

OFFICE / BEDROOM 17' 7" x 11' 11"

With full height window to the front elevation overlooking the driveway, downlights to ceiling, concealed underfloor wiring for power and internet, full length sliding doored cupboards housing the media centre.

LOUNGE / CINEMA ROOM 17' 8" x 15' 10"

With full height large window to the front elevation, downlights to ceiling, central wall mounted T.V point with concealed cable connections, log burner to one corner with exposed fire set onto a glass plinth. concealed glass sliding door into:-

FAMILY ROOM

Lounge And Dining Room 32' 2" x 14' 11"

With 2 sets of patio doors and 1 set of bifold doors opening out onto the south facing rear garden, beautifully tiled floor, downlighting, T.V point to the Lounge, and space for a large family table and seating to the dining area with central feature vaulted ceiling above.

Kitchen 17' 9" x 18' 4"

With a stylish range of high gloss base and wall units, quartz worksurfaces, central island with quartz top and breakfast bar, a bank of complimentary tall units housing a high level oven, combination microwave oven, warming drawers and a "bean to cup" coffee machine. Further units with integrated full height fridge and freezer, integral dishwasher, 2 sinks, prep sink with waste disposal, instant boiling water tap and chilled drinking water tap, central induction hob with motorised drop down extractor fan encased in a glass surround.

GYMNASIUM / BEDROOM 17' 8" x 35' 2"

Being above the triple garage with sloping ceilings with downlights, air conditioning, dual aspect windows, central wall connections for T.V, Dolby speaker cabling, fitted Kitchen base units with granite worktops, sink and mixer tap, wall lights, door to:-

SHOWER ROOM

With shower cubicle with electric shower with sliding glass door, W.C and hand basin set into a vanity unit with mirror above, modern wall mounted grey towel radiator.





GROUND FLOOR SHOWER ROOM 10' 2" x 6' 6"

With large corner shower cubicle, W.C and hand basin set into a vanity unit with waterfall tap, mirror and light above, wall mounted grey modern towel radiator, tiled walls and floor, window to the rear elevation.

UTILITY ROOM 15' 0" x 12' 1"

With ample base units and complimentary tall units, worksurfaces, space for washing machine and dryer, sink and drainer with mixer tap, 2 windows to the side elevation, understairs storage cupboard and internal doors to the Triple Garage.

MAIN STAIRCASE

With floating staircase to the first floor galleried landing with glass panels, vaulted ceilings, full height windows to the front and rear providing lots of light, 2 central hanging light fittings.

BEDROOM 1 17' 8" x 16' 9"

With mirror fronted wardrobes to recess, full height windows with remote upper blinds and manual lower blinds, vaulted ceiling, T.V point.

EN-SUITE SHOWER ROOM 10' 6" x 4' 6"

With walk in enclosure with sliding doors, W.C and basin set into a vanity unit with mirror and shelving above, downlighting, modern wall mounted towel radiator, window to the side elevation.

BEDROOM 2 17' 8" x 9' 8"

With mirror fronted wardrobes to recess, full height windows with remote upper blinds and manual lower blinds, vaulted ceiling, T.V point.

EN-SUITE SHOWER ROOM 10' 0" x 5' 0"

With walk enclosure with sliding door, W.C and basin set into a vanity unit with mirrored cupboard and shelving above, downlighting, modern wall mounted towel radiator, window to the side elevation.

DRESSING ROOM / BEDROOM 3 17' 9" x 15' 5"

With vaulted ceiling, window overlooking the rear elevation, fire door to the side elevation, fabulous range of fitted wardrobes with mirrored fronts, pull down hangers, pull out shoe organisers and drawers.



MASTER BEDROOM 17' 9" x 15' 5"

With vaulted ceiling with downlights, full height window to the front elevation, remote controlled motorised blinds for both upper and lower windows, central T.V point, air conditioning for heat and cold.

EN-SUITE BATH & SHOWER ROOM 22' 4" x 14' 2"

With vaulted ceiling with downlights, modern freestanding bath with pillar tap and hand held shower attachment, wall hung vanity unit with his and hers counter top shaped basins with waterfall taps, tiled splashbacks and mirror above with magnified area and technology set outside temperature gauge, walk in tiled shower area with digital shower and overhead rainfall outlet, dual wall hung modern towel radiators, storage cupboard and W.C concealed from view, tiled floor, full height opaque glazed tilt and turn window opening inwards.

OUTSIDE

The property is approached via brick pillars to an impressive large driveway providing ample parking and lawned garden areas, planted shrubs and gated gardens..

INTEGRAL TRIPLE GARAGE 36' 2" x 17' 9"

With 3 smart controlled insulated vehicle doors, underfloor heating, electric car charging point, power connected, speaker cabling, T.V point.

A picket style gate opens onto a further parking area with additional hardstanding for a larger vehicle/motorhome and:-

DOUBLE GARAGE 21' 0" x 15' 9"

With smart controlled insulated vehicle door, drop down ladder to boarded loft space with built in racking for storage, Kitchen units with sink, plumbing for washing machine, hot and cold water plus external hot and cold water supply.

The side garden provides extra parking with Log Store, planted area, outside lighting and a large decked patio area being fenced, composite storage shed, hot and cold exterior tap, external power point.

The south facing rear garden with access from the living area and Kitchen provides a full length decked area being an ideal space for alfresco dining, large lawn, outside lighting and security cameras.





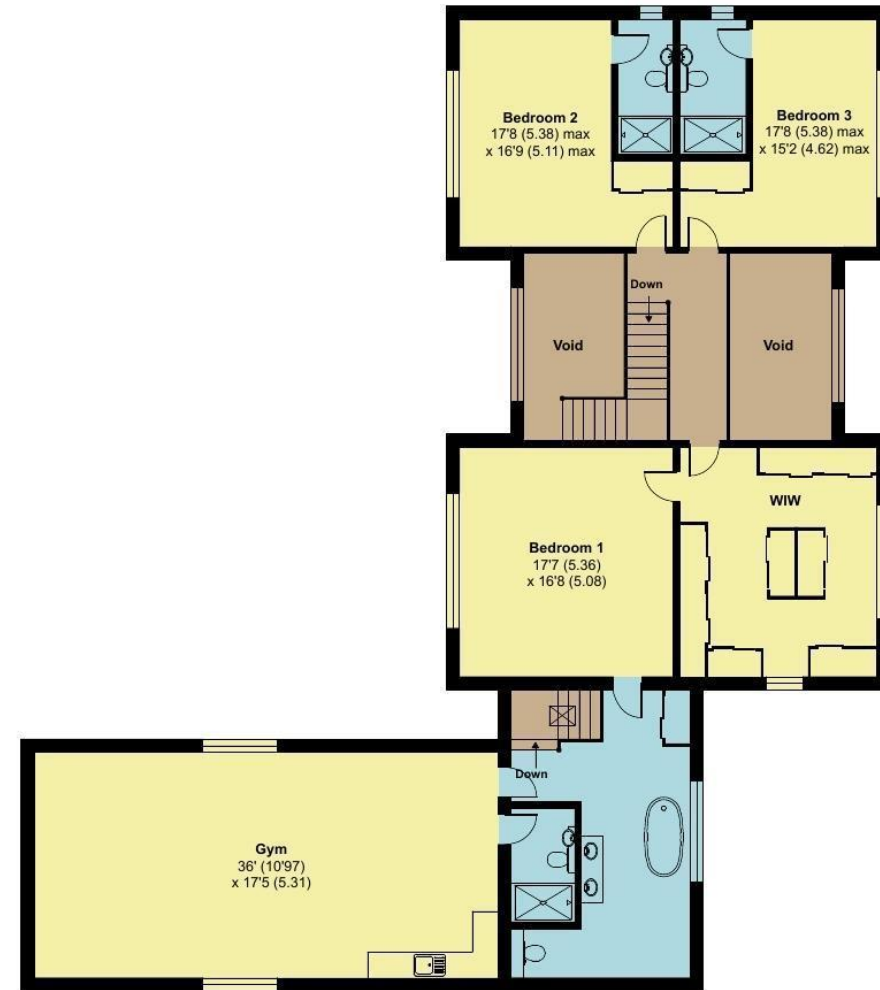
Five Acres Crescent, Skegness, PE25

Approximate Area = 4989 sq ft / 463.4 sq m (includes triple garage, excludes void & garage)

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 242.7 SQ M
(2613 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 220.7 SQ M
(2376 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 809821



TENURE

Freehold.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band G - 2021/22 - £3130.95

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

