



Fairhaven. Mill Lane, Addlethorpe,
Skegness, Lincs, PE25 1HW



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£650,000

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Key Features

- NO CHAIN
- NO IMMEDIATE NEIGHBOURS
- BEAUTIFULLY PRESENTED
- 2 EN-SUITES & FAMILY BATHROOM
- DOUBLE GARAGE
- HOME OFFICE
- EPC RATING D
- FREEHOLD





NO CHAIN. NO IMMEDIATE NEIGHBOURS. WITH LOVELY VIEWS ON ALL SIDES OVER ITS OWN GARDENS & OPEN FARMLAND BEYOND & A SHORT DRIVE FROM GLORIOUS BEACHES.

THIS BEAUTIFULLY PRESENTED 5 Bedroom Residence offers extensive and versatile accommodation for a relaxed family lifestyle. A spacious Reception Hall, Cloaks/W.C, 3 Reception Rooms including bi-fold doors to south and west facing sun terraces, a beautifully fitted Dining kitchen, Pantry and Laundry, ground floor 2 Bedrooms and En-Suite, large Master Suite plus a family Bath & Shower Room. With double glazing, dual air sourced and lpg central heating. There is ample parking with a Home Office, Double Garage & Mower Shed. EPC Rating D.

LOCATION

Located between the glorious sandy beaches of the east coast and the picturesque Lincolnshire Wolds. Mill Lane lies 2 miles to the west of Skegness and from Hunters Turner Evans Stevens office follow Roman Bank northwards to the traffic lights and left into Burgh Road. Continue on and bear right at the Welcome Inn and at the mini-roundabout turn into Beacon Way, on reaching Everingtons Lane turn right into Church Lane and left into Mill Lane.

ACCOMMODATION

OPEN PORCH

With composite double glazed door.

RECEPTION HALL

Being a spacious and airy entrance with beautiful oak flooring, radiator, stairs leading off with attractive bannister to the Galleried Landing, uplighting and oak doors leading off, pull out shoe rack and cloaks cupboard.

CLOAKS /W.C 9' 8" x 4' 9" / 4' 0"

With tiled floor, W.C, hand basin set in a vanity unit, 2 tiled walls and built in cupboard with integral light (potential area for a shower).

MAIN LOUNGE & ORANGERY 32' 0" x 16' 6" / 12' 9"

With a feature stone fireplace surround with log burning stove, radiator and bow window to the 'snug area' and lovely oak flooring to the main part with feature roof lantern and perimeter lighting. Dual aspect windows and bi-fold doors open to one of the sun terraces. There is a CELLAR access from here, currently used as a wine cellar.

FAMILY KITCHEN & DINING ROOM 19' 7" x 13' 6" maximum including the Laundry Room

The lovely oak flooring extends through to this spacious area which has a range of cream doored base and wall cupboards with deep granite worksurfaces with matching top to the island. With 1 1/4 bowl sink unit with mixer hose and filter taps. two ovens, display cabinets, ample units to the island with ceramic hob and extractor hood above. The windows overlook and lead to the rear garden and drive and there is built in seating to the dining area, vertical radiator, downlights.

PANTRY 10' 0" x 4' 10"

With lots of cupboards and granite tops to match the kitchen, tiled splashbacks, integrated full height larder fridge and freezer, space for dishwasher, pan drawers, opaque pvc window.

LAUNDRY ROOM

With spaces for washing machine and dryer, wall mounted lpg gas central heating boiler, electric fuses, built in cupboard.

DINING ROOM 12' 2" x 13' 0"

With oak flooring, pvc window overlooking the drive and oak bi-fold doors can open to make this room open plan and 26' long with the:-

FAMILY ROOM 13' 0" x 12' 2"

With oak flooring and dual aspect pvc windows overlooking the front garden and drive, downlights.







GYM / BEDROOM 4 12' 0" x 10' 11" minimum plus door recess

Pvc window with garden view, radiator.

BEDROOM 5 / OFFICE 14' 8" x 13' 3"

With dual aspect windows with vertical blinds, built in office furniture and storage space, concealed double drop down bed, radiator.

EN-SUITE BATH & SHOWER ROOM 9' 2" x 5' 10"

With shower proof walling, bath with screen and shower over, downlights, heated towel radiator (W.C and hand basin to be fitted), wall heater, opaque pvc window.

GALLERIED LANDING

With oak and wrought iron bannister, radiator and window with extensive view towards the west, downlights, double oak doored built in cupboard housing the hot water cylinder.

MASTER SUITE 1 19' 10" x 14' 8"

With full height windows with double doors to the BALCONY and extensive views to the south and west, radiator, vaulted ceiling with downlights,

DRESSING ROOM 10' 9" x 10' 9"

Attractively fitted with a range of built in wardrobes, dressing table, radiator, window facing south.

EN-SUITE BATH & SHOWER ROOM 11' 3" x 7' 9"

Beautifully fitted with a double ended bath with centre taps, W.C with concealed cistern, hand basin, large walk in shower with screen side and raindrop shower, adjacent vertical towel radiator, tiled floor and walls, pvc window with lovely view, double doored cupboard, downlights.

BEDROOM 2 14' 7" x 14' 7"

With dual aspect pvc windows, radiator.

BEDROOM 3 12' 5" x 13' 6" maximum

With built in wardrobes, radiator, extensive westward views over farmland.



FAMILY BATH & SHOWER ROOM 9' 5" x 8' 7"

With double ended bath with centre tap, hand basin in a very attractive cabinet, W.C with concealed cistern, corner shower enclosure with 2 shower heads and adjacent heated towel radiator, lovely tiled floor and walls, opaque pvc window, access to roof space.

OUTSIDE

Standing impressively in lawned gardens with a long edged tarmac drive with ducted electric points for gates, leads to an island and ample parking and turning bay. There are mature trees and to one side lies an orchard area with fruit trees, greenhouse and wood shed.

DOUBLE GARAGE 18' 0" x 17' 10"

Being brick built with a pitched tiled roof, roller shutter door, light, power and water connected.

MOWER SHED 9' 10" x 12' 0" being shaped

With motorised roller shutter door.

HOME OFFICE 14' 9" x 6' 7"

Of timber construction, insulated with 2 pvc windows, light and power, pvc door. Gas tank. Gates lead to the main garden area with paths leading to the south and west facing sun terraces, space for a hot tub, lawned gardens with shrubbery and hedging. The Childrens Play Centre may be available by separate negotiation.

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 Skegness office.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band F - 2022/23 - £2840.01



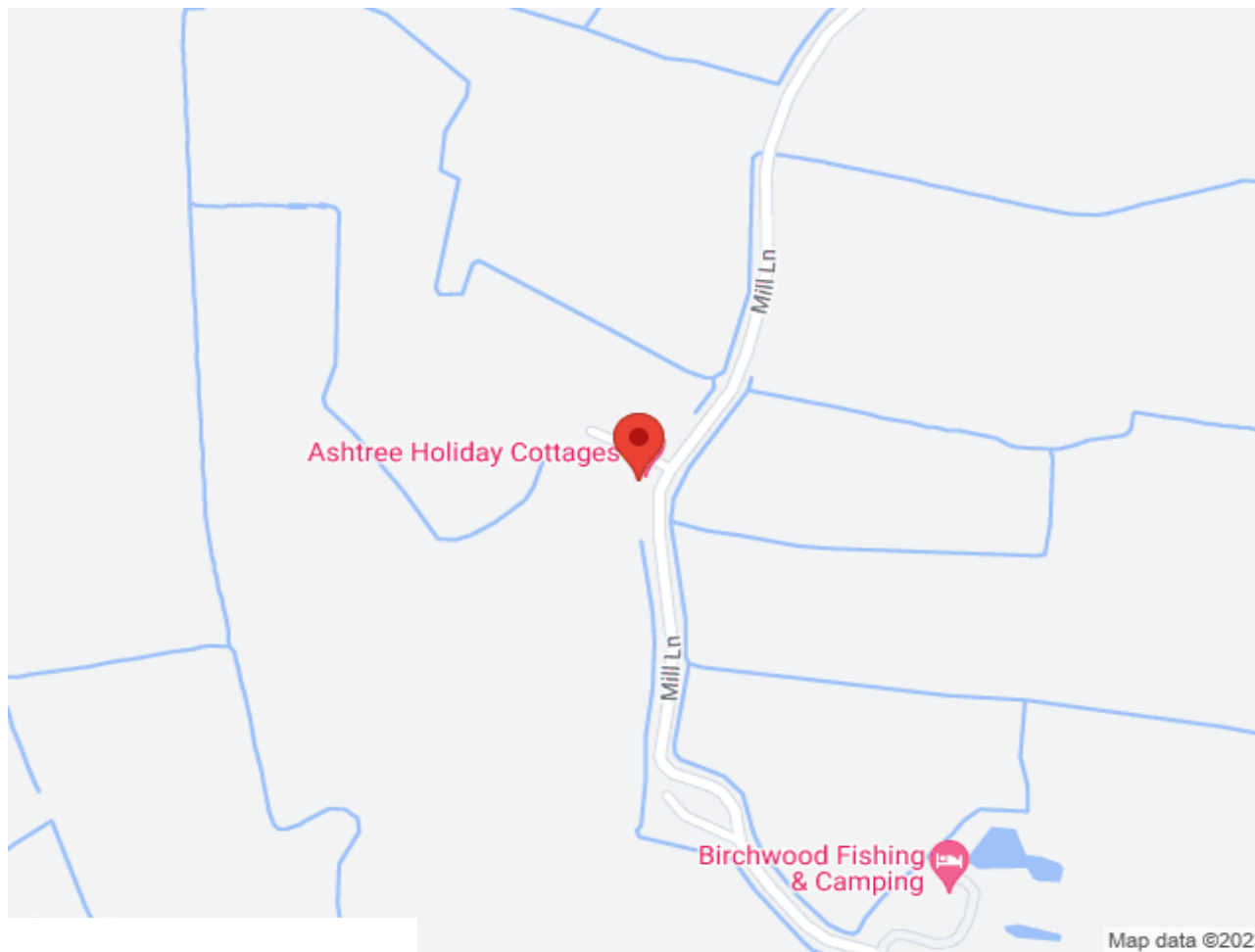


Fairhaven, Mill Lane, Skegness, PE25

Approximate Area = 3311 sq ft / 307.5 sq m (includes garage and excludes shed / void)

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		67 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

