



Thorndale Lodge, Croft Lane, Croft,  
Skegness, Lincs, PE24 4PF



5



3



2



\* REDUCED \* £525,000



## Key Features

- 4/5 BEDROOMS
- 24' LOUNGE, 23' KITCHEN DINER
- CONSERVATORY, DINING ROOM / BEDROOM 5,
- 3 EN-SUITE SHOWER ROOMS
- 2 DOUBLE GARAGES, LARGE GARDEN
- APPROX 2.5 ACRE PADDOCK
- LOVELY RURAL VIEWS
- EPC RATING D





A beautifully presented and modernised 4/5 Bedroom Detached House set in large grounds with a 2.5 acre PADDOCK to the rear, in a lovely countryside location with open farmland views just a short drive from the market towns of Wainfleet All Saints and Burgh Le Marsh. The spacious accommodation comprises Entrance Hall, 24' Lounge opening into a Conservatory, 23' Kitchen Diner, 2 ground floor W.C's, Utility Room and Dining Room/Bedroom 5. There is a galleried Landing to the first floor with 4 Double Bedrooms and 3 En-Suite Shower Rooms. The large lawned gardens enjoy open farmland views, a sweeping driveway providing ample parking, Integral Double Garage with further double Garage Block, various outbuildings, a Summerhouse and a 2.5 acre Paddock which would be well suited to equestrian use. Viewing is highly recommended to appreciate the semi-rural location of this beautiful family home. EPC Rating D

## ACCOMMODATION

### ENTRANCE HALL

With a pvc entrance door and glazed side screen, modern vertical radiator, further radiator, telephone point, return staircase leading off with built in cupboard under.

### W.C

With toilet, hand basin, radiator, opaque pvc window to the front elevation.

### LOUNGE

7.59m x 4.12m (24'11" x 13'6")

With a pvc bow window to the front elevation, 2 radiators, feature fireplace with inset dual fuel stove and wooden mantle, patio doors to the:-

### CONSERVATORY

3.35m x 4.12m (11'0" x 13'6")

approx being shaped. On a low brick wall with pvc windows, vaulted roof, 2 radiators, power points and pvc french doors opening to the rear garden.

### BEDROOM 5 / DINING ROOM

4.10m x 3.45m (13'6" x 11'4")

With pvc window to the front elevation, radiator.

### KITCHEN DINER

7.00m x 3.00m (23'0" x 9'10")

Fitted with a range of modern high gloss base and wall units, worksurfaces with matching upstands, inset sink unit with mixer tap over, tall unit housing an electric oven and microwave, induction hob with extractive hood above, integrated tall fridge and further integrated under counter fridge, space for dishwasher, modern vertical radiator, pvc window to the rear elevation overlooking the garden, return worksurface forming a divide with tiled floor through to the dining area, radiator, pvc window overlooking the rear garden

### UTILITY ROOM

5.25m x 2.46m (17'2" x 8'1")

With pvc door to the rear garden, 2 pvc windows, base unit with inset sink unit and mixer tap over, space and plumbing for washing machine, further appliance spaces, large fitted cupboard with sliding doors, tiled floor, 2 vertical radiators, pvc door to the garage and door to:-

### W.C

With pvc window to the rear elevation, W.C, hand basin, tiled floor, radiator.

### GALLERIED LANDING

With radiator, access to roof space, double doored built in airing cupboard housing the insulated hot water cylinder, radiator.

### MASTER BEDROOM

4.49m x 4.03m (14'8" x 13'2")

maximum. With pvc window to the front elevation, radiator, a range of sliding doored wardrobes to one wall, door to:-









### EN-SUITE SHOWER ROOM

3.65m x 1.99m (12'0" x 6'6")

minimum plus door recess. With tiled shower enclosure, W.C, hand basin in a vanity unit with work surface and cupboards below, radiator, tiled floor, pvc window to the front elevation.

### BEDROOM 2

3.70m x 3.17m (12'1" x 10'5")

With pvc window to the rear elevation, radiator, radiator, recessed built in wardrobe to one wall.

### EN-SUITE SHOWER ROOM

With tiled shower enclosure with Triton electric shower, hand basin in a vanity unit, W.C, chrome ladder style radiator, extractor fan.

### BEDROOM 3

3.46m x 3.35m (11'5" x 11'0")

With pvc window to the front elevation, radiator.

### BEDROOM 4

4.00m x 3.00m (13'1" x 9'10")

With pvc window to the rear elevation, built in wardrobe, radiator, door to:

### EN-SUITE / FAMILY SHOWER ROOM

3.00m x 2.00m (9'10" x 6'7")

With shower enclosure with Triton electric shower, hand basin in a vanity unit, W.C, radiator, part tiled walls, tiled floor, opaque pvc window to the rear elevation, door to the Landing.



### OUTSIDE

To the front is a low sweeping brick wall with brick pillars opening onto a large granite chipped driveway with block edging and turning bay. The front gardens are lawned and extend to either side of the property.

### INTEGRAL DOUBLE GARAGE

5.74m x 5.28m (18'10" x 17'4")

With electric vehicle door, light and power, window, access to roof space, oil fired Worcester central heating boiler.

Adjacent is a further:-



## DOUBLE GARAGE

Of concrete sectional construction with 2 vehicle doors, power connected.

The large rear garden is mainly laid to lawn with various trees, plants and shrubs, a walled and block paved patio, ornamental pond, vegetable plots in raised beds, gravelled seating area and various outbuildings including a Static Caravan which is currently used as a Log Store, metal shed housing the oil tank which is alarmed, further metal storage shed, Glass House, Summerhouse, security cameras, plus:-

## LARGE SHED

4.73m x 5.72m (15'6" x 18'10")

With double doors and pvc personnel door, pvc windows.

Beyond the rear garden is a PADDOCK which extends to approximately 2.5 acres.

N.B The current owners have an informal agreement with a local farmer for him to maintain and cut the grass paddock for livestock feed (free of charge). If required this agreement could remain in place for a new occupier.

## TENURE

Freehold.

## SERVICES

The property has mains electricity and water connected. Heating is via an oil fired boiler served by radiators. Drainage is to a private system.

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 E - 2023/24 - £2439.95



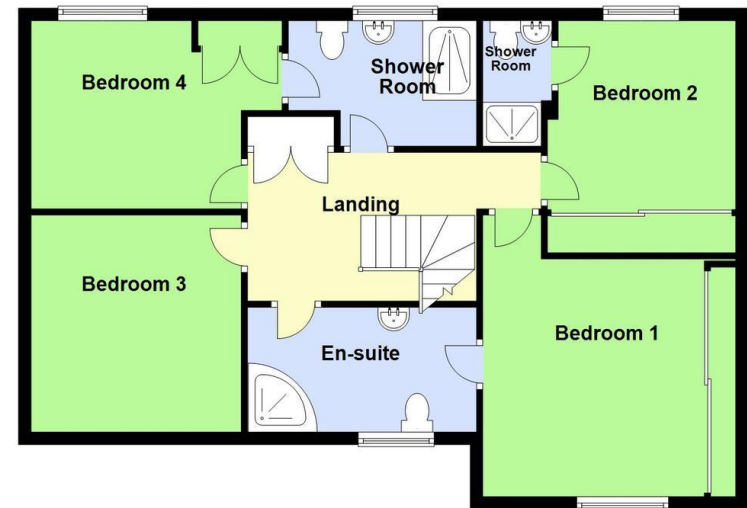




**Ground Floor**  
Approx. 141.5 sq. metres (1523.0 sq. feet)



**First Floor**  
Approx. 77.9 sq. metres (838.3 sq. feet)



Total area: approx. 219.4 sq. metres (2361.3 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

