



5 Blackended Cottages, Croft Lane,
Croft, Skegness, Lincs, PE24 4PA



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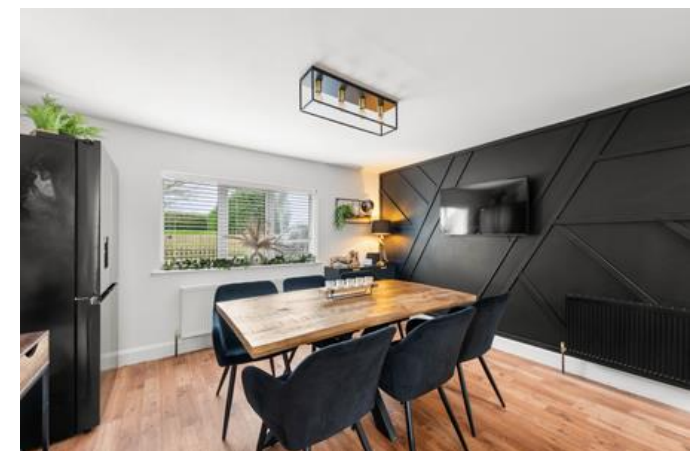
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£230,000



Key Features

- BEAUTIFULLY PRESENTED
- 3 BEDROOMS
- DINING ROOM OPEN TO THE KITCHEN
- BATHROOM WITH SEPARATE SHOWER
- BLOCK PAVED PARKING
- GOOD SIZED REAR GARDEN
- EPC RATING D
- FREEHOLD





A beautifully presented 3 Bedroom family House situated in a superb edge of market town location with all amenities within walking distance. The good sized and well laid out accommodation includes Entrance Porch, Hall, Lounge, Dining Room open with the Kitchen and Utility. To the first is a family Bathroom with separate shower and 3 good sized Bedrooms. Front garden with block paved drive, large lawned rear garden with Summerhouse. Must be viewed to appreciate this immaculate property. EPC Rating D

ACCOMMODATION

Entrance is on the rear elevation via a

PORCH

2.01m x 1.78m (6'7" x 5'10")

On a low brick wall with pvc windows, pvc entrance door, pitched tiled roof, radiator and an inner glazed door to the:-

HALLWAY

With wood effect flooring, radiator, stairs to first floor with cupboard under.

UTILITY ROOM

1.52m x 1.35m (5'0" x 4'5")

With pvc window to the rear elevation, oil central heating boiler, appliance spaces.

LOUNGE

3.33m x 4.42m (10'11" x 14'6")

With pvc windows to the front and side elevations, radiator, modern fireplace surround with inset electric fire.

DINING ROOM

3.66m x 3.66m (12'0" x 12'0")

With wood effect flooring following through from the Hallway, pvc window to the front elevation, radiator and being open to the:-

KITCHEN

2.44m x 2.29m (8'0" x 7'6")

Fitted with a range of base and wall units, wood effect worksurfaces with tiled splashbacks, space for electric cooker with extractor hood above, stainless steel sink unit, pvc window to the rear elevation.

1ST FLOOR LANDING

With access to roof space, pvc window overlooking the rear garden.

BEDROOM 1

4.01m x 3.07m (13'2" x 10'1")

With pvc window to the front elevation, radiator, part sloping ceiling.

BEDROOM 2

3.48m x 3.33m (11'5" x 10'11")

With pvc window to the front elevation, elevation.

BEDROOM 3

3.28m x 2.34m (10'10" x 7'8")

With pvc window to the rear elevation, radiator.





BATHROOM

2.82m x 2.26m (9'4" x 7'5")

With bath, tiled corner shower enclosure with screen doors, attractive tiled walls, pedestal hand basin, W.C, opaque pvc window, radiator, large built in airing cupboard housing the hot water cylinder.

OUTSIDE

To the front is a lawned garden and a double width block paved drive with slate chipped border.

A block paved path leads to the rear garden which also has several paved sitting areas and ample lawned gardens (extending behind the adjacent property), shrub beds, oil tank, garden Shed and a SUMMERHOUSE.



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.

VIEWINGS

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

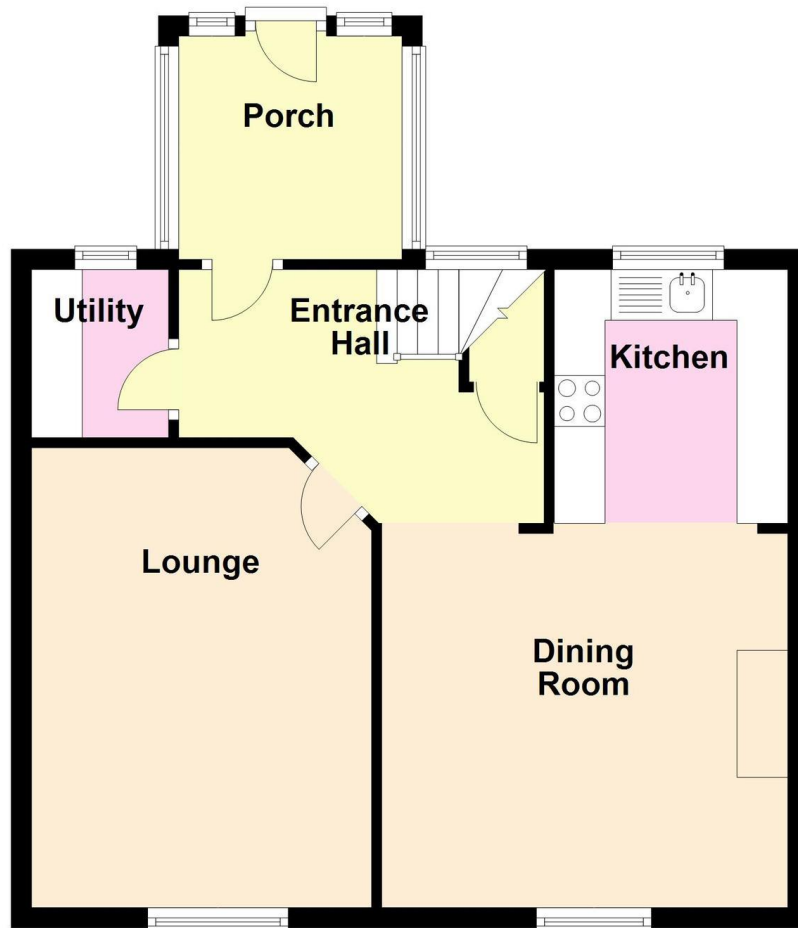
Charging Authority – East Lindsey District Council
Band A - 2023/24 - £1,330.88





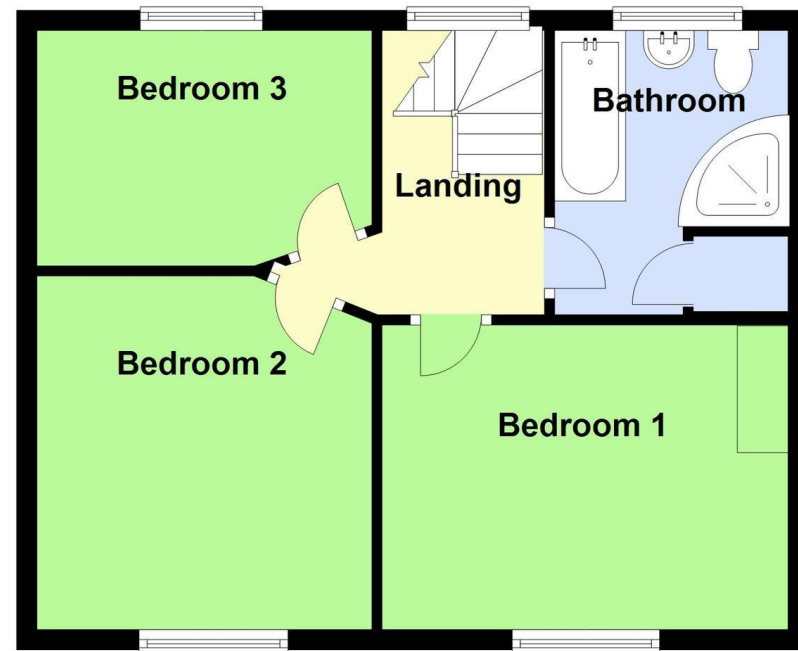
Ground Floor

Approx. 51.9 sq. metres (558.5 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



Total area: approx. 95.6 sq. metres (1028.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

