



Providence House, 44 Church Lane,
Winthorpe, Skegness, PE25 1EW



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Freehold

£299,950



Key Features

- 1/3 ACRE LARGE GARDEN
- POPULAR LOCATION TO NORTH OF SKEGNESS
- 2 RECEPTION ROOMS
- 2 CONSERVATORIES
- 17' X 14' GARAGE/WORKSHOP
- EPC RATING D
- COUNCIL TAX BAND C





A cosy and characterful 4 Bedroom Detached House with an absolutely delightful 1/3 acre garden with orchid, in this popular location to the north side of Skegness. With Hall, 2 Reception Rooms, 2 Conservatories, modern Kitchen, large Bathroom, En-suite WC, generous Drive and large 17' x 14' Garage/Workshop, outbuildings and Summerhouse. In the past planning permission was obtained for development of the rear garden. EPC Rating D

ACCOMMODATION

HALL

With pvc entrance door, coving to ceiling, built in cupboard housing the electric fuses, radiator, wood laminate flooring, stairs leading off.

LOUNGE

3.99m x 3.84m (13'1" x 12'7")

With pvc window to the front elevation, dado rail, radiator, telephone point, decorative fireplace surround with inset electric fire, double glazed patio door to the:-

CONSERVATORY

3.40m x 2.34m (11'2" x 7'8")

With pvc framed windows and french doors to the garden, opaque pvc framed polycarbonate roof, power points.

DINING ROOM

3.99m x 3.68m (13'1" x 12'1")

With pvc window to the front elevation, radiator, wooden fireplace surround, wood style flooring.

DINING CONSERVATORY

3.23m x 2.59m (10'7" x 8'6")

Located off the rear Hall with pvc framed polycarbonate roof, windows with top openers and pvc door to the garden, power points, wood laminate flooring.

KITCHEN

4.11m x 3.07m (13'6" x 10'1")

With cream doored base and wall cupboards with feature decorative cast iron range (not in use), recessed built in cupboard to the side housing the gas central heating boiler, built in cupboards under roll edge worksurfaces, inset 1 1/2 bowl stainless steel sink unit with mixer tap over, space for washing machine, further appliance space, wall cupboards, pvc windows to the sides overlooking both Conservatories and the garden, door to Inner Lobby and door to:-

BATHROOM

3.18m x 2.49m (10'5" x 8'2")

With 2 opaque windows, shaped spa shower bath with shower over and curved screen, hand basin, WC, radiator, tiled surround and tiled floor.

LANDING

With pvc window and access to roof space.

BEDROOM 1

3.99m x 3.71m (13'1" x 12'2")

With pvc window to the front elevation, cast iron fireplace, coving to ceiling.





BEDROOM 2

3.99m x 2.77m (13'1" x 9'1")

With pvc window to the front elevation, radiator, cast iron fireplace, built in wardrobe to the chimney breast recess.

BEDROOM 3

3.07m x 2.87m (10'1" x 9'5")

With pvc window to the side elevation, recessed wardrobe, original decorative cast iron fireplace, radiator.

EN-SUITE WC

With toilet and hand basin.

BEDROOM 4

2.64m x 2.49m (8'8" x 8'2")

With pvc window to the front elevation, radiator, coving to ceiling.

OUTSIDE

To the front are two gated pedestrian paths, lawns and garden borders. Double vehicle gates lead via a gravelled drive to the:-

GARAGE

5.38m x 4.27m (17'8" x 14'0")

With up and over vehicle door, window to the side and power.

To the rear of the Garage is a brick built WC and garden Sheds. The gardens adjacent to the house have been landscaped to include paved sitting areas, lawns and borders and a nature pond, plus numerous trees set in lawned gardens with a further orchard area to the rear, 2 Sheds and a Summerhouse.



TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected.

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 C - 2023/24 - £1,923.56

EXPIRED HISTORICAL PLANNING APPLICATION

In the past the vendors applied for planning on the rear garden for the erection of 2no. single storey dwellings with rooms in the roof space with vehicle access on the site of the existing Garage (to be removed). The planning application was approved in January 2008 (now expired).

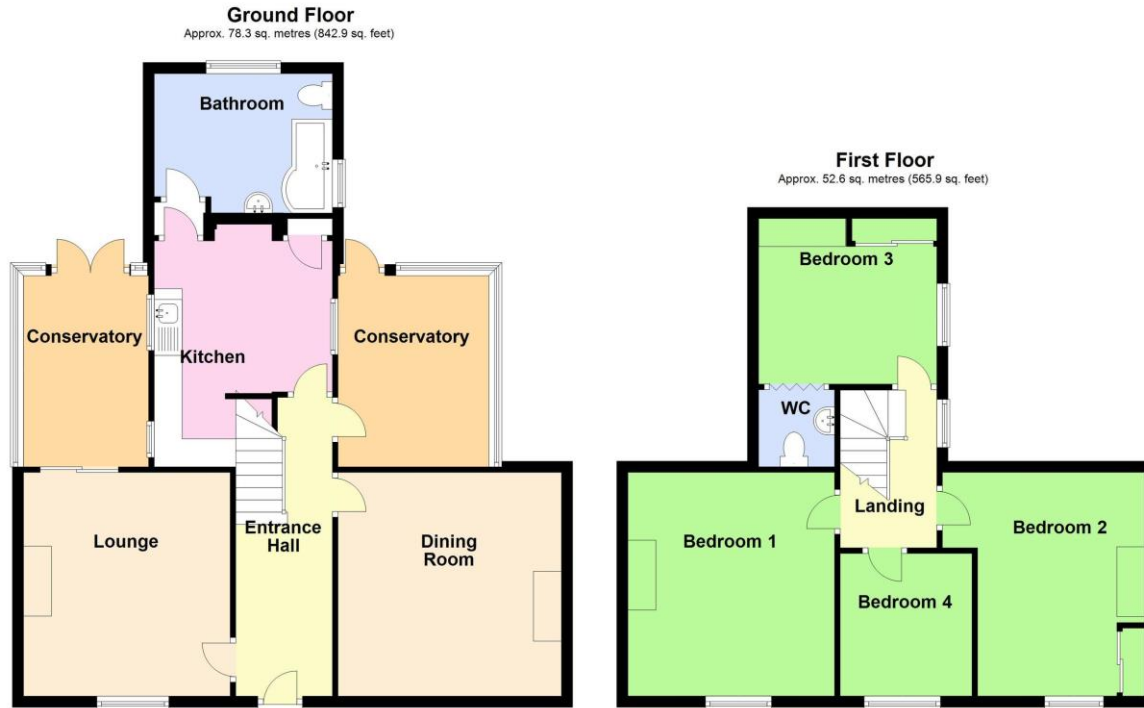
AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

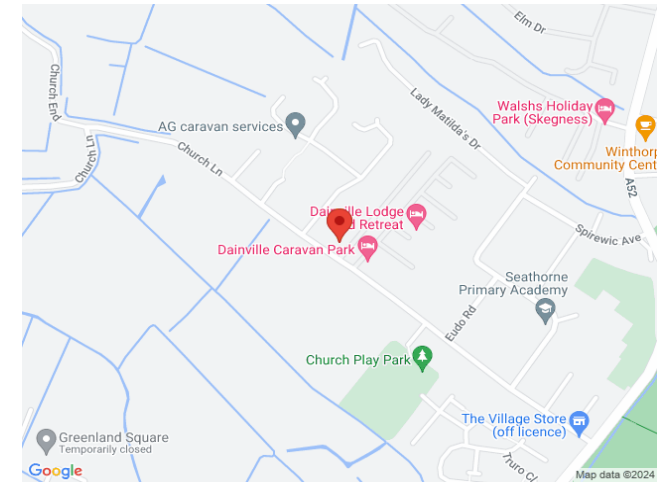




Floorplan



Total area: approx 130.9 sq. metres (1408.8 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Newton Fallowell Skegness

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