



East View, Croft Lane, Croft,  
Skegness, Lincs, PE24 4PA



3



1



2

Freehold

£299,950



## Key Features

- EXTENDED CHARACTER COTTAGE
- EDGE OF VILLAGE LOCATION
- GOOD SIZED PLOT
- AMPLE PARKING & GARAGE
- LPG GAS CENTRAL HEATING
- FREEHOLD
- EPC RATING E
- COUNCIL TAX BAND B





This charming extended character cottage lies in an edge of village location and occupies a wide plot with pleasant gardens, open views over a paddock to the front, ample parking and Garage. With 21' Lounge, 21' Dining Kitchen, Utility and W.C. 3 Bedrooms and Bathroom to the first floor. Pvc double glazing, lpg gas central heating, generous lawned gardens. Well worth viewing. EPC Rating E



### ACCOMMODATION

Entrance is on the side elevation via an

### PORCH

1.52m x 1.21m (5'0" x 4'0")

With pvc door, pvc windows and an inner pvc door to the:-

### ENTRANCE HALL

1.68m x 2.00m (5'6" x 6'7")

With radiator, spotlights to ceiling, stairs to first floor.

### KITCHEN/DINER

3.66m x 6.48m (12'0" x 21'4")

Fitted with a modern range of base and wall units, worksurfaces with matching upstands, inset sink unit with mixer tap over, built under electric oven with lpg gas hob and cooker hood above, space for large fridge freezer, tall cupboards, radiator, spotlights to ceiling, pvc windows to the side and rear elevations, pvc double doors leading into the garden.



### UTILITY ROOM

1.30m x 3.24m (4'4" x 10'7")

With sink unit in a base cupboard, worksurfaces with matching upstands, plumbing for washing machine, space for appliances, wall mounted LPG combination boiler, spotlights to ceiling, pvc window to the side elevation.

### CLOAKROOM

0.72m x 1.82m (2'5" x 6'0")

With WC and hand basin, extractor fan.

### LOUNGE

3.28m x 6.48m (10'10" x 21'4")

With 2 pvc windows to the front elevation with lovely views out towards a paddock, further pvc window to the side elevation, radiator, log burner with feature tiled surround and wooden mantle.

### 1ST FLOOR LANDING

With sloping ceiling, spotlights to ceiling, latch doors leading off.

### BEDROOM 1

2.89m x 3.27m (9'6" x 10'8")

With pvc window to the front elevation with lovely views out towards a paddock, feature fireplace, radiator and access to loft space, sloping ceiling.

### BEDROOM 2

2.55m x 3.11m (8'5" x 10'2")

With pvc window to the front elevation with lovely views out towards a paddock, radiator, sloping ceiling.

### BEDROOM 3

2.49m x 2.12m (8'2" x 7'0")

With pvc window to the side elevation, radiator, sloping ceiling.





## BATHROOM

2.15m x 2.44m (7'1" x 8'0")

With freestanding slipper roll top bath with traditional mixer taps and had shower attachment, hand basin in a vanity unit, low flush W.C, tiled shower enclosure with electric shower, chrome towel radiator, extractor fan, pvc window to the side elevation, sloping ceiling.

## OUTSIDE

An entrance with brick pillars leads via a generous gravelled drive with turning bay to the:

## GARAGE

5.51m x 3.07m (18'1" x 10'1")

Of timber construction with double opening doors, power and lighting, adjacent cold water tap.

The gardens wrap around the cottage and include a lawn to the front with inset trees and shrubs. Lawned areas to both sides with several seating areas, lpg gas tank and garden shed.



## TENURE

Freehold.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an LPG gas fired boiler serving radiators.

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 B - 2023/24 - £1,627.34

## AGENTS NOTE

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.

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# Floorplan



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



Newton Fallowell Skegness

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