



This My Chree, Chapel Lane,  
Addlethorpe, Skegness, PE24 4TG



Freehold

£355,000



### Key Features

- GOOD SIZED PLOT
- AMPLE PARKING
- LARGE GARAGE/WORKSHOP
- SEMI RURAL LOCATION
- LOUNGE, GARDEN ROOM & STUDY
- OPEN PLAN KITCHEN & DINER
- GROUND FLOOR BEDROOM
- EPC RATING F
- COUNCIL TAX BAND C





A spacious and well presented detached family house situated on a generous sized plot with large garage and ample parking in a semi rural location with no immediate neighbours. With Entrance Hall, Lounge, large Kitchen Diner, W.C, Utility Room, Garden Room, Study and ground floor Bedroom. To the first floor are three Bedrooms and a Bathroom with separate Shower. Having oil fired central heating and additional solid fuel central heating, pvc double glazing. Lawned side and rear gardens and a Garden Bar. EPC Rating F.



### ACCOMMODATION

Entrance is on the front elevation via a pvc door with windows either side to the:-

### ENTRANCE HALL

With wood effect laminate flooring, radiator, stairs to the first floor.

### LOUNGE

5.00m x 3.78m (16'5" x 12'5")  
With pvc bay window to the front elevation, further pvc window to the side elevation, feature brick fireplace with inset wood burning stove, 2 radiators.

### KITCHEN DINER

7.24m x 3.49m (23'10" x 11'6")  
Fitted with a modern range of base and wall units, wood block worktops and matching upstands, part tiled splasbacks, inset ceramic sink unit with mixer tap over, built in oven with ceramic hob above, wine rack, pvc window overlooking the rear garden.



To the dining area there are pvc patio doors to the rear garden, a pvc window to the side elevation, wood effect laminate flooring, 2 radiators, recessed chimney with inset multi fuel stove, 2 radiators.

### INNER HALL

### W.C

1.89m x 0.90m (6'2" x 3'0")  
With W.C, 1/2 tiled walls, window to the rear elevation.

### UTILITY

1.88m x 1.46m (6'2" x 4'10")  
With window to the rear elevation, sink unit, oil central heating boiler, space and plumbing for washing machine, tiled floor.

### GARDEN ROOM

5.24m x 4.87m (17'2" x 16'0")  
With 2 sets of pvc patio doors and windows to three sides, vinyl flooring, radiator.

### STUDY

2.48m x 1.37m (8'1" x 4'6")  
With door to:-

### BEDROOM 4

3.81m x 2.47m (12'6" x 8'1")  
With window to the front elevation, radiator.

### FIRST FLOOR LANDING

With pvc window to the side elevation.

### BEDROOM 1

4.57m x 3.77m (15'0" x 12'5")  
With pvc bay window to the front elevation, further pvc window to the side elevation, radiator.





### BEDROOM 2

4.02m x 3.51m (13'2" x 11'6")

With pvc windows to the side and rear elevations, radiator.

### BEDROOM 3

3.12m x 2.43m (10'2" x 8'0")

With pvc window to the front elevation, radiator.

### BATHROOM

3.26m x 1.87m (10'8" x 6'1")

With panelled bath, traditional style W.C and pedestal hand basin, separate corner shower enclosure, built in airing cupboard, radiator, part tiled walls and tiled floor.

### OUTSIDE

The property is accessed via two gated driveways to a large stoned driveway providing ample parking with a further hardstanding to the side ideal for a caravan or motorhome.

### GARAGE

5.44m x 4.75m (17'10" x 15'7")

With double wooden doors, light and power connected.

A handgate leads to the enclosed rear garden which includes lawned area, paved seating areas, one being covered with a pergola, mature shrubs beds and borders, greenhouse, and a:-

### GARDEN BAR

5.94m x 2.92m (19'6" x 9'7")

With power connected.

Beyond the rear garden lies farmland.



## TENURE

Freehold.

## SERVICES

The property has mains electricity and water connected. Heating is via an oil fired boiler served by radiators. We are advised that Drainage is to a cesspit.

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 - 2024/25 - £1,870.06

## 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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

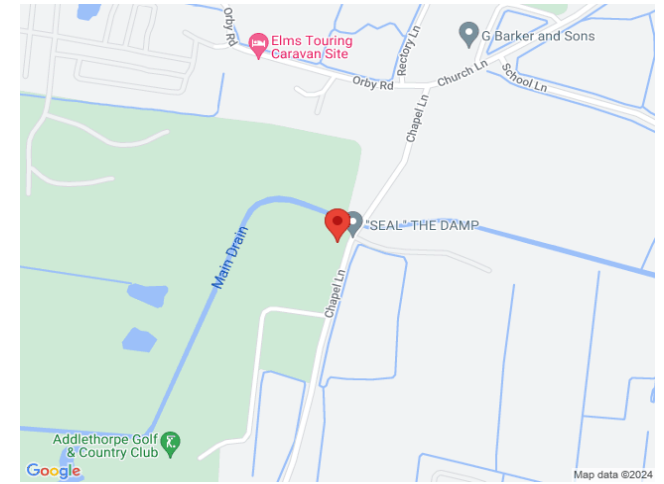




# Floorplan



Total area: approx. 149.2 sq. metres (1605.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



Newton Fallowell Skegness

01754 766061  
skegness@newtonfallowell.co.uk