



Sycamore Cottage, Fen Bank Lane,  
Wainfleet, Skegness, Lincs, PE24 4LE



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£549,950 FREEHOLD



## Key Features

- LOVELY RURAL LOCATION
- APPROX 1 ACRE PLOT
- PONY PADDOCK & STABLES
- 2 GARAGES
- 20' KITCHEN DINER
- 23' CONSERVATORY
- EN-SUITE MASTER BEDROOM
- EPC RATING D
- COUNCIL TAX BAND C





A substantial Detached House with 3 double Bedrooms standing in grounds of approx 1 Acre (sts) in a lovely rural location with 2 Garages, Caravan and Pony Paddock with double Stable Block, an Orchard and being just a short drive away from the Market town of Wainfleet All Saints. The spacious accommodation comprises Boot Room, W.C, Utility Room, 20' Kitchen Diner, Lounge, 23' Conservatory, Study, Master Bedroom with En-Suite and a family Bathroom. This property would be ideally suited for a small holding or equestrian use. Viewing is highly recommended. EPC Rating D



### LOCATION

The property lies in a rural countryside location just a short drive from the historical Market Town of Wainfleet all Saints which boasts a weekly market, train station, pubs and takeaways, Co-op Supermarket, a primary school and is home to the famous Batemans Brewery. The seaside resort of Skegness is also only a short drive away. Sycamore Cottage also lies in close proximity to fishing lakes and the River Steeping making it a fishermans delight !

### DIRECTIONS

From Wainfleet town centre turn left at the market place towards the railway station and Batemans Brewery. At the Brewery turn right into Mill Lane proceeding along this road to the Barkham arms junction, left over the river and carry straight on down the left hand side following the dead end into Old Fen Bank and the road bears right at the next dead end signs and Sycamore Cottage is the first on the right hand side.

### ACCOMMODATION

Entrance is via the main front driveway via a pvc door to a:

#### BOOT ROOM

With pvc window to the front elevation, tiled floor, radiator, door to the Garage, access to roof space.

#### W.C

With pedestal hand basin, W.C, heated towel radiator, double doored built in cupboards, Worcester oil fired central heating boiler, tiled floor.

#### UTILITY ROOM

With plumbing for washing machine, tiled floor.

#### KITCHEN DINER 6.11m x 4.77m (20'0" x 15'7")

Fitted with a range of white gloss base and wall units, worksurfaces with tiled splashbacks, composite sink unit with mixer tap over, built in oven with electric hob and extractor hood above, space for a large fridge freezer, pvc window to the rear elevation and tiled flooring leading through to the Dining area with a tiled fireplace recess with wooden beam above and inset multifuel stove, built in storage cupboards, door to staircase, door to a Pantry, vertical radiator, CCTV system and sliding patio doors to the:-

#### CONSERVATORY 7.24m x 2.52m (23'10" x 8'4")

With pvc windows and pvc french doors leading out to the garden, solid roof with 2 Velux windows, vertical radiator, tiled floor, sliding patio doors leading to the:-

#### LOUNGE 4.34m x 3.49m (14'2" x 11'6")

With tiled fireplace recess with wooden beam above and inset multifuel stove, radiator, inset speakers to ceiling, built in dresser style bookcases to either side of the chimney breast.

#### STUDY 4.81m x 2.36m (15'10" x 7'8")

With pvc window to the rear elevation, built in desk and shelving.

#### 1ST FLOOR LANDING

With radiator.

#### BEDROOM 1 3.86m x 3.54m (12'8" x 11'7")

With 2 pvc windows to the front elevation with beautiful views out towards the paddock, 2 recessed built in wardrobes, built in cupboard housing the hot water tank, radiator, door to:-

#### EN-SUITE SHOWER ROOM

With shower enclosure with glass screen and Triton shower, W.C, hand basin, heated towel radiator, tiled walls, pvc window to the side elevation.

#### BEDROOM 2 4.32m x 3.30m (14'2" x 10'10")

With 2 pvc windows to the front elevation with beautiful views out towards the paddock, 2 built in recessed wardrobes, radiator.







### **BEDROOM 3** 4.15m x 2.57m (13'7" x 8'5")

With 2 pvc windows to the side and rear elevations, radiator, built in recessed wardrobe.

### **FAMILY BATHROOM** 3.70m x 1.46m (12'1" x 4'10")

With panelled bath with shower attachment over, corner shower enclosure with Triton shower, W.C, hand basin, pvc window to the side elevation.

### **ATTIC ROOM/CHILDRENS ROOM**

6.39m x 2.86m (21'0" x 9'5")

With 2 Velux windows, radiator, access to eaves storage space and door to.

### **STORE ROOM** 2.85m x 1.78m (9'5" x 5'10")

### **OUTSIDE**

The property is approached by a gated gravel driveway which sweeps around to the front of the house providing ample parking and access to 2 Garages. There is also a further gated parking area to the right hand side of the house providing secure parking. In front of the drive is a lovely lanwed garden screened by mature low hedging with inset ornamental trees and a stepping stone path to a patio seating area.

### **GARAGE 1** 5.26m x 4.93m (17'4" x 16'2")

With up and over vehicle door, light and power connected, sink unit, workbench and shelving.

### **GARAGE 2** 5.32m x 5.27m (17'6" x 17'4")

With wooden double doors, light and power connected.

### **PADDOCK**

Gates from either the gravelled drive or lawned garden open onto the paddock which is enclosed by mature trees and hedging, water connected. At the bottom of the paddock is an ORCHARD area with a variety of fruit trees including Cherry, Pear and Plum.

### **DOUBLE STABLE BLOCK**

Each Stable measures 3.59m x 3.43m and with electric supply.

### **STATIC CARAVAN**

## TENURE

Freehold.

## SERVICES

The property has mains electricity & water connected. Drainage is to a cesspit. Heating is via an oil 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 C - 2024/25 - £1,899.96

## 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.

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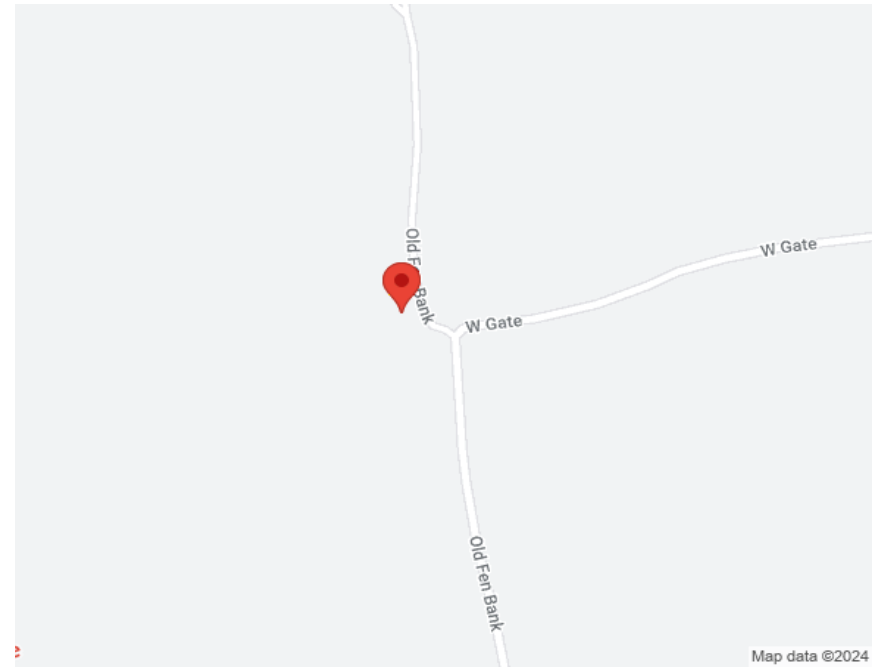












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

