



Inglenook, Pinfold Lane, Bratoft,
PE24 5DF



3



1



2

Freehold

£319,950



Key Features

- 3 BEDROOM DETACHED BUNGALOW
- 0.8 ACRE GARDENS
- GATED DRIVEWAY
- AMPLE PARKING
- GARAGE AND SUMMERHOUSE
- WHEELCHAIR ACCESSIBLE
- EPC RATING C





A 3 Bedroom Detached Bungalow with just under 0.8 acre rear gardens. With Entrance Hallway, Lounge, Dining Room, Kitchen with Utility and Pantry, Wet Room and Boot Room/Porch. Large gardens with Summerhouse, metal Shed, Polytunnel, concrete driveway and Garage with parking for several vehicles. EPC Rating C

ACCOMODATION

HALLWAY

With pvc door, radiator, built in storage cupboard.

BEDROOM 1

3.37m x 3.76m (11'1" x 12'4")

With pvc bay window to the front elevation and pvc window to the side, 2 radiators.

BEDROOM 2

3.36m x 3.89m (11'0" x 12'10")

With pvc window to the side elevation, radiator, built in shelving.

WET ROOM

1.61m x 2.39m (5'4" x 7'10")

With WC, wash basin, shower, tiled walls, radiator, pvc window to the rear elevation.

BEDROOM 3

3.34m x 2.30m (11'0" x 7'6")

With pvc window to the rear elevation, radiator.



LIVING ROOM

3.89m x 3.68m (12'10" x 12'1")

With pvc bay window to the front elevation, multifuel log burner, radiator, pvc window to the side elevation.

DINING ROOM

4.11m x 2.95m (13'6" x 9'8")

With pvc window to the front and side elevations, radiator.

KITCHEN

With wall and base units with worksurfaces and tiled splash backs, built in oven, electric induction hob, stainless steel sink unit with mixer tap, integrated fridge, plumbing for dish washer, walk-in pantry, pvc window and door to the side elevation.

UTILITY ROOM

With plumbing for washing machine and appliance space.

BOOT ROOM

With sliding patio doors to the side elevation.

OUTSIDE

The front garden is majority lawned with pathways leading around the property, gated entrance with long concreted driveway leading to the Garage with parking for several vehicles and large rear garden.

GARAGE

With up and over vehicle door.

The rear garden being 0.8 acre, surrounded by hedging and mature trees, with apple and cherry trees, metal Shed and polytunnel.





SUMMERHOUSE

With light and power.

TENURE

Freehold.

SERVICES

The property has mains electricity and water connected. Heating is via an air source heat pump. Drainage is to a cesspit.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2024/25 - £1,923.56

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.

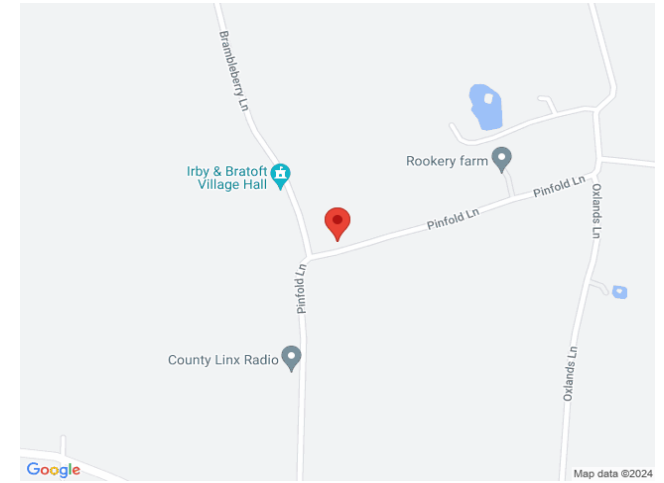




Floorplan



Total area: approx. 96.9 sq. metres (1043.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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