



The Thistles, Station Road, Thorpe St Peter,
Skegness, Lincs, PE24 4NN



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£425,000 Freehold



Key Features

- LOVELY RURAL LOCATION
- FARMLAND VIEWS
- SPACIOUS & INDIVIDUAL HOME
- 24' LOUNGE WITH LOG BURNER
- 28' DINING KITCHEN & FAMILY ROOM
- LARGE CONSERVATORY
- 2 EN-SUITES & FAMILY BATHROOM
- EPC RATING D





A spacious and individual house situated in a lovely rural location with open farmland views and secluded rear garden with Summerhouse/Studio and W.C. The internal accommodation comprises Entrance Hall, 24' Lounge with Log Burner, 28' Dining Kitchen and Family Room opening into a large Conservatory, Utility Room, 2 Bedrooms and ground floor Family Bathroom. To the first floor is a useful landing area, Master Bedroom Suite with Dressing Room and re-fitted En-Suite Shower Room and 2nd Bedroom with En-suite Bathroom. Block paved driveway providing ample parking and with the benefit of an E V Charging Point. Must be viewed to appreciate this lovely family home. EPC Rating D

LOCATION

Thorpe St Peter is a small rural village to the south west of Skegness, the popular east coast resort and within easy driving distance of the Lincolnshire Wolds.

DIRECTIONS

From Wainfleet all Saints Market Place take the Spilsby Road. On reaching Thorpe St Peter, at the crossroads turn left into Station Road.

ACCOMMODATION

Entrance is on the front elevation via an OPEN PORCH with light and pvc entrance door to the:-

RECEPTION HALL

With 2 radiators, built in storage cupboard, built in airing cupboard housing the hot water cylinder, wood effect flooring, stairs to first floor.

LOUNGE 4.17m x 7.26m (13'8" x 23'10")

With pvc bow window to the front elevation with lovely open outlook, 2 radiators, feature slate fireplace with multi-fuel stove and wooden beam above, T.V point.

DINING KITCHEN & FAMILY ROOM 4.37m x 8.69m (14'4" x 28'6") reducing to 3.96m (13').

Fitted with a modern range of base and wall units, worksurfaces with matching upstands, inset ceramic sink unit with mixer tap over, integrated dishwasher, Smeg range cooker with induction hob and chimney extractor hood above. A bank of full height units house an integrated fridge and freezer and built in microwave and a return worksurface forms a breakfast bar seating area. Pvc window to the rear elevation.

Wood effect flooring leads through to the seating/dining area with radiator, wooden bi-fold doors leading to the Conservatory.

UTILITY ROOM 1.98m x 3.02m (6'6" x 9'11")

With base units with worksurfaces and matching splashbacks, inset stainless steel sink unit, tall larder cupboard, space for washing machine, tiled floor, pvc window and pvc door to the rear garden, door to Garage.

CONSERVATORY 3.63m x 5.99m (11'11" x 19'8")

Of pvc construction on a low brick wall with pvc panelled ceiling and pvc french doors opening onto the garden, wood effect flooring, radiator.

BATHROOM 3.05m x 3.1m (10'0" x 10'2")

With a roll top bath on ball and claw feet, large shower enclosure with screen doors, pedestal hand basin, W.C, radiator, opaque pvc window to the side elevation, part tiled walls, tiled floor, extractor.

BEDROOM 3 3.05m x 4.42m (10'0" x 14'6")

maximum. With pvc window to the front elevation, radiator, built in wardrobes to one wall.

BEDROOM 4 3.66m x 4.17m (12'0" x 13'8")

With pvc window to the side elevation, radiator.

FIRST FLOOR LANDING

With access to eaves storage space, 2 double glazed skylight windows, radiator.





BEDROOM 1 4.37m x 4.7m (14'4" x 15'5")

With pvc window to the front elevation with lovely rural view, radiator, access to eaves roof space.

DRESSING ROOM 1.83m x 3.12m (6'0" x 10'2")

With wood double glazed skylight window, radiator, built in wardrobes to one wall.

EN-SUITE SHOWER ROOM 1.6m x 3.1m (5'2" x 10'2")

Re-fitted with a walk in shower enclosure with screen doors, a range of built in furniture with wood block worktop incorporating a counter top hand basin and W.C with concealed cistern, wood double glazed skylight window, wood effect flooring, radiator.

BEDROOM 2 4.37m x 4.72m (14'4" x 15'6")

With pvc window to the rear elevation, radiator, access to eaves storage space.

EN-SUITE BATHROOM 1.47m x 2.26m (4'10" x 7'5")

With bath with tiled surround and shower over, pedestal hand basin, W.C, tiled walls, wood double glazed skylight window, radiator.

OUTSIDE

To the front is a low wall and double vehicle gates lead to an ample block paved drive with turning bay and EV charging point. There are lawned gardens with shrub borders.

The enclosed rear garden offers a good deal of privacy and is mainly laid to lawn with block paved paths to the side, exterior lighting, shrub borders, timber garden shed. A step leads upto a decked seating area in front of the:-

SUMERHOUSE/STUDIO 3.33m x 5.72m (10'11" x 18'10")

Of timber construction with insulation, light and power points, wood effect flooring and 2 sets of french doors opening onto the sun deck. Door to:-

W.C 0.99m x 1.96m (3'2" x 6'5")

With toilet, hand basin and pvc window.

To one side a gate opens onto a screened block paved area housing the oil tank and with space for bins. A gate to the other side leads back around to the front of the property.

INTEGRAL GARAGE 3.07m x 5.94m (10'1" x 19'6")

With up and over vehicle door, light and power, Worcester oil fired central heating boiler (new in 2021), door to Utility Room.

TENURE

Freehold.

SERVICES

The property has mains electricity & water connected. Heating is via an oil fired boiler served by radiators. Drainage is to a Septic Tank. The property also benefits from an EV charging point.

VIEWING

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

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band E - 2024/25 - £2,528.91

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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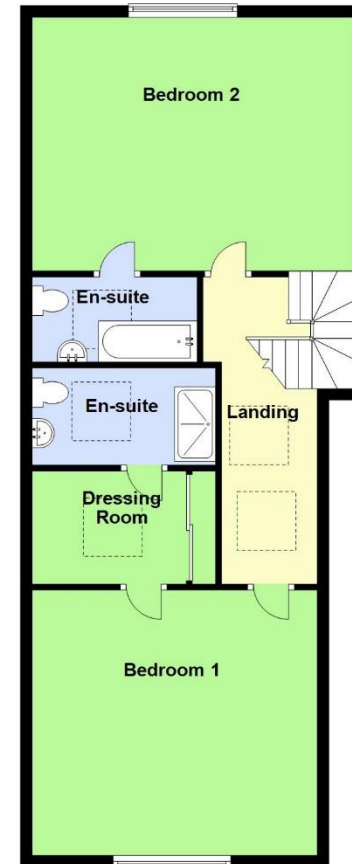
Ground Floor

Approx. 185.3 sq. metres (1994.8 sq. feet)

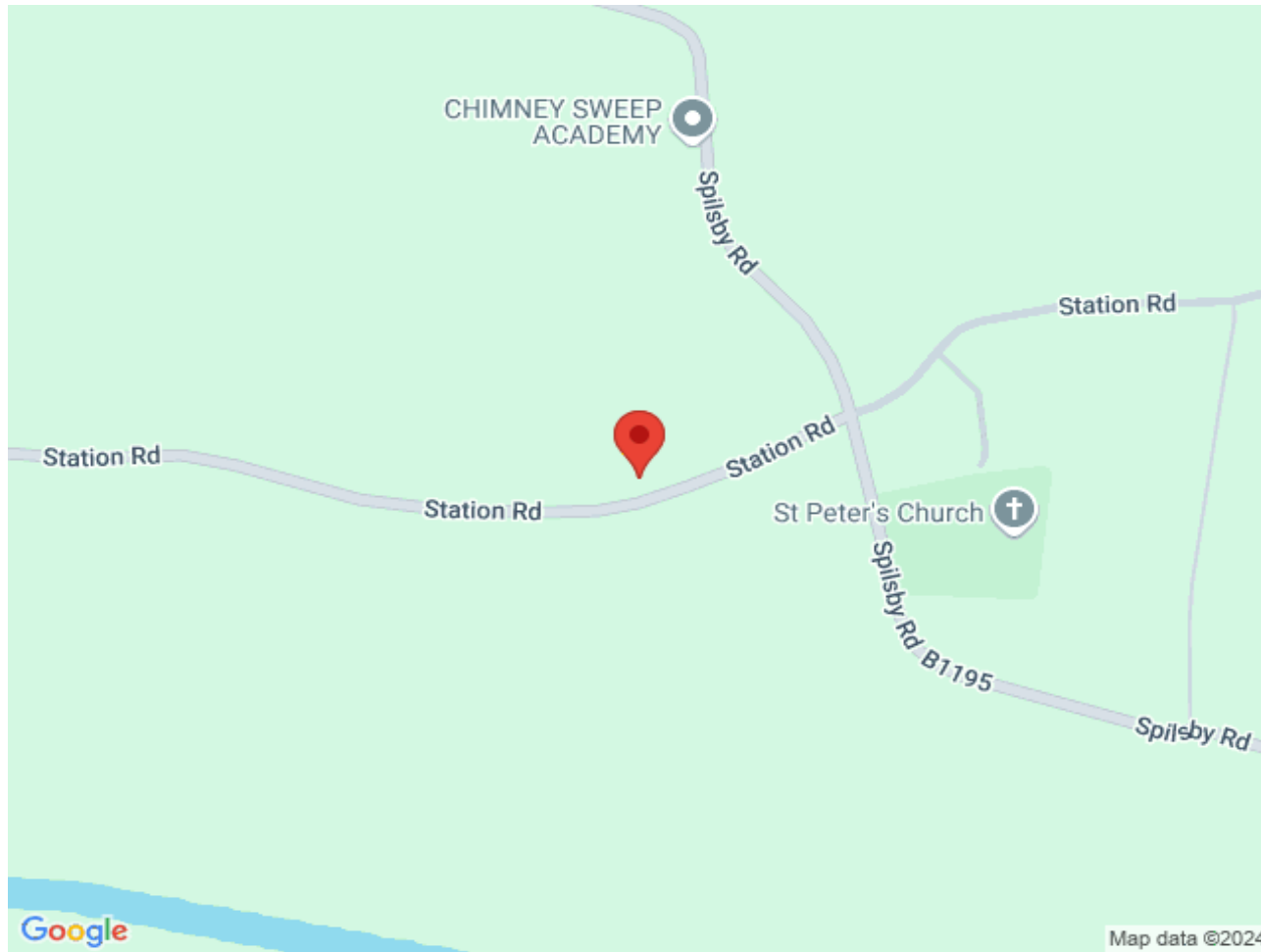


First Floor

Approx. 73.7 sq. metres (793.4 sq. feet)



Total area: approx. 259.0 sq. metres (2788.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

