



Rose-An-Dynas, Wedland Lane,  
Thorpe St Peter, PE24 4PN



**£139,950**

- NO CHAIN
- 3 BEDROOM COTTAGE
- LOUNGE & DINING ROOM
- GARDEN ROOM
- EN-SUITE
- WORKSHOP & GARAGE
- FREEHOLD
- EPC RATING F
- COUNCIL TAX BAND B



**NO CHAIN. A 3 Bedroom Detached Cottage with Garage. With Kitchen, Utility and Pantry, Dining Room, Lounge, Shower Room, WC, Bedroom 3, Garden Room with spiral staircase leading to a further 2 Bedrooms with En-Suite. Good sized garden with Workshop, 2 Ponds and Greenhouse. Driveway for parking and Car Port and Garage. EPC Rating F**

## ACCOMMODATION

Entrance via a wooden stable door into:-

### KITCHEN

6.54m x 2.67m (21'6" x 8'10")

With wall and base units, quartz worktop and tiled splash backs, belfast style sink unit with mixer tap, gas hob and extractor fan, built in double oven, plumbing for dish washer, plumbing for washing machine, space for dryer, Pantry, radiator, tiled floor, 2 pvc windows to the side and rear elevation.

### DINING ROOM

3.49m x 4.19m (11'6" x 13'8")

With radiator, built in desk and storage, burning stove.

### CLOAKROOM

2.13m x 1.76m (7'0" x 5'10")

With vanity unit with wash basin, WC, heated towel rail, radiator, opaque pvc window to the rear elevation.



## LIVING ROOM

4m x 3.58m (13'1" x 11'8")

With multi fuel stove, radiator, open to:-

## SHOWER ROOM

2.68m x 2.12m (8'10" x 7'0")

With WC, unit with wash basin, shower cubicle, built in storage, radiator, opaque pvc window to the side elevation.

## SUN ROOM

7.49m x 2.46m (24'7" x 8'1")

With double glazed wooden windows, pvc french door to the rear garden, tiled floor, 2 radiators and spiral stair case leading to the first floor.

## BEDROOM 1

4.47m x 2.67m (14'8" x 8'10")

With sky window, tiled floor, radiator, pvc door to the rear elevation.

## LANDING

With wooden double glazed window to the rear.

## BEDROOM 2

3.71m x 3.7m (12'2" x 12'1")

With wooden pvc window to the rear elevation, double glazed sky window, radiator, eaves storage, access to loft space.

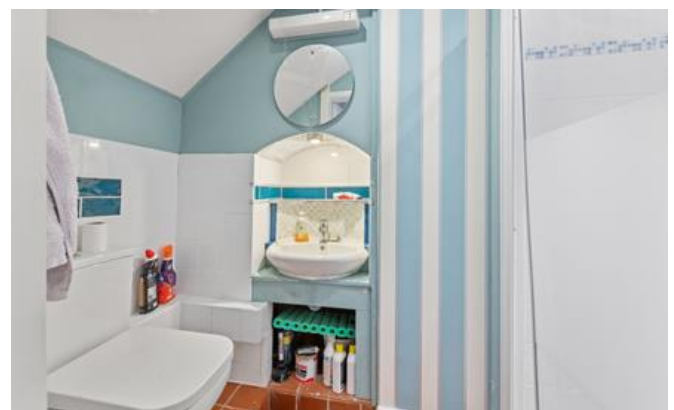
## BEDROOM 3

3.23m x 3.13m (10'7" x 10'4")

With wooden double glazed window to the rear elevation, radiator, fitted wardrobes.

## EN-SUITE SHOWER ROOM

With WC, wash basin and shower enclosure.



## OUTSIDE

To the front is a driveway leading down to a Car Port and Garage.

A path leads round to the rear garden being majority paved with trees and shrubbery around, decking area, 2 ponds, Greenhouse and large Workshop.

## WORKSHOP

With power.

## GARAGE

4.7m x 4.65m (15'5" x 15'4")

With power and light, wooden double doors.

## TENURE

Freehold.

## SERVICES

The property has mains electricity and water connected. Heating is via an oil fired boiler served by radiators. Drainage is to a Septic Tank.

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 and accompanied by their personnel.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band - B 2024/25 - £1,609.31

## 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.

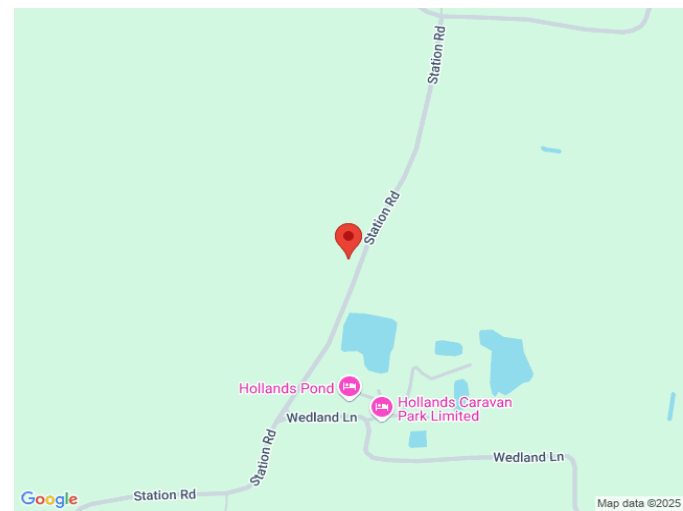
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# Floorplan



Total area: approx. 123.7 sq. metres (1331.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



Newton Fallowell Skegness

01754 766061  
skegness@newtonfallowell.co.uk