



The Squirrels, Station Road,
Thorpe St Peter, PE24 4NN



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£350,000 Freehold

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Key Features

- No Chain
- Lovely Rural Location
- Farmland Views to the Front
- Very Well Presented
- En-Suite Bedroom
- 15' Lounge, 15 Kitchen Diner
- Dining Room & Conservatory
- Beautiful Gardens
- Caravan / "Man Cave"
- EPC Rating D
- Council Tax Band E



NO CHAIN. A modern and very well presented 3 Bedroom Detached Bungalow situated in a lovely rural location with open farmland views to the front and secluded rear garden with a "Man Cave". The internal accommodation comprises Entrance Hall, 15' Lounge, 15' Kitchen Diner, Dining Room, Conservatory, 3 double Bedrooms, one having and En-Suite Shower Room and a main Bathroom. With a gravelled drive proving ample parking, Garage and beautiful mature lawned garden to the rear. Must be viewed to appreciate the presentation and setting of this "ready to move in" bungalow. 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. It lies a short drive away from the market town of Wainfleet all Saints which benefits from a train station, shopping facilities, public houses and is home to the famous batemans Brewery.

DIRECTIONS

From Wainfleet all Saints Market Place take the Spilsby Road. On reaching Thorpe St Peter, at the crossroads turn left into Station Road and the bungalow lies on the right hand side.

ACCOMMODATION

Entrance is on the front elevation via a pvc door to the:-

ENTRANCE HALL

With radiator, mirror front storage cupboards, wood effect flooring, access to roof space which is boarded with a window to the front elevation.

LOUNGE

4.57m x 3.7m (15'0" x 12'1")

With pvc window to the front elevation, radiator, decorative fireplace surround, wood effect flooring.

KITCHEN DINER

4.62m x 2.85m (15'2" x 9'5")

Fitted with a range of modern base and wall units, worksurfaces with inset 1 1/2 bowl sink unit with mixer tap over, tall unit housing a double oven, electric hob with extractor hood above, spaces for washing machine and dryer, radiator, pvc window and pvc door to the side elevation.

DINING ROOM

3.36m x 2.64m (11'0" x 8'8")

With radiator and pvc french doors to the:-

CONSERVATORY

5.2m x 3.54m (17'1" x 11'7")

of pvc construction on a low brick wall with opaque polycarbonate roof, pvc french doors opening out onto the rear garden, radiator, ceiling fan light.

BEDROOM 1

3.29m x 2.9m (10'10" x 9'6")

With pvc window to the rear elevation, radiator, door to:-

EN-SUITE SHOWER ROOM

2.3m x 1.76m (7'6" x 5'10")

Fitted with walk in shower enclosure with glass screen, pedestal hand basin, W.C, tiled walls, heated towel radiator, opaque pvc window to the rear elevation.

BEDROOM 2

3.65m x 2.86m (12'0" x 9'5")

With pvc window to the side elevation, radiator.

BEDROOM 3

3.29m x 2.9m (10'10" x 9'6")

With pvc window to the front elevation, radiator.

BATHROOM

2.87m x 1.75m (9'5" x 5'8")

Fitted with a panelled bath with shower and screen over, pedestal hand basin, W.C, tiled walls, heated towel radiator, opaque pvc window to the side elevation.

OUTSIDE

To the front is a lower maintenance garden area with gravelled beds with mature trees and shrubs. A gravelled drive providing ample parking leads to concrete hardstanding in front of the:-

GARAGE

5.37m x 2.76m (17'7" x 9'1")

With up and over vehicle door, oil fired central heating boiler, light and power connected and a pvc door to the rear garden.

The delightful rear garden is mainly lawned with mature shrub borders, a pond, raised decking area, oil tank and greenhouse.

STATIC CARAVAN / MAN CAVE

9.39m x 3.01m (30'10" x 9'11")

Being converted to an entertainment room with built in bar, space for a pool table etc.

BRICK STORE

3.49m x 2.17m (11'6" x 7'1")

With light and power connected.

SHED

With a pvc window and pvc door.





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.

VIEWING

By prior appointment with Newton Fallowell office in Skegness

COUNCIL TAX COUNCIL TAX

Charging Authority – East Lindsey District Council
Band E - 2025/26 - £2,610.76

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.

FURNISHING CONTENTS

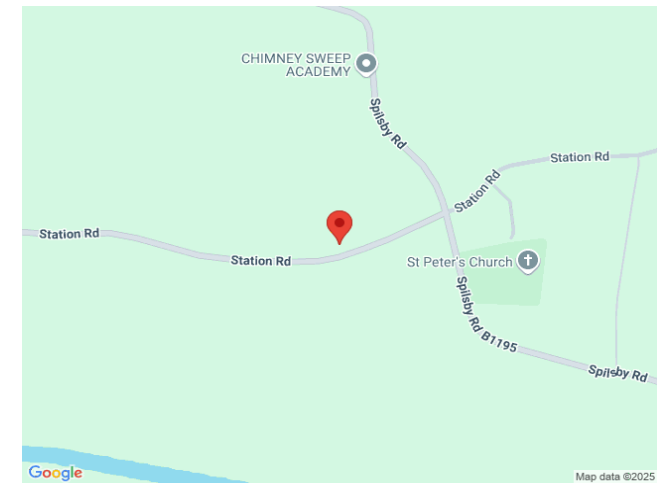
May be available if required.



Floorplan



Total area: approx. 123.1 sq. metres (1325.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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