

Rose Cottage Croft Lane, Croft Skegness PE24 4PF



welcome to

Rose Cottage Croft Lane, Croft Skegness

Fully Renovated, 5 Bed Detached property with an additional 2 bed annex This property offers space and versatility and MUST BE VIEWED to appreciate the size and all it has to offer. Situated in the Village of Croft.

Call us now to arrange a viewing ...

Entrance

Has a radiator, electric fuse box, storage cupboards, stairs to 1st floor and doors leading into:

Living/dining Area

24' 7" x 18' 2" (7.49m x 5.54m) Consisting of a window to the side and front elevation, a multi fuel burner with a brick surround, a radiator and under stairs storage. Door leads into:

Kitchen

10' 9" x 18' 3" (3.28m x 5.56m)

Comprising of wall, base and drawer units with worktop space over, an integrated oven, extractor, multi-use induction hob. A freestanding America fridge freezer, sink with boiling water tap, integrated dishwasher, washing machine, tiled splashbacks, a window to the front and two to the

Second Living Area

24' 2" max x 10' (7.37m max x 3.05m) Door from the main living/dining area leads into the 2nd living space. Comprising of two windows to the side, radiator, stairs to separate living, a storage cupboard and access to the gym/orangery.

Snug

13' 2" x 11' 4" (4.01m x 3.45m)

Access via the second living area, consisting of a door to the side, sliding sash window to the side, a multi fuel burner, an electric fuse box and dimmable spotlights.

Gym/orangery

13' 7" x 12' 10" ($4.14m \times 3.91m$) Consisting of windows to the side, bi-fold doors to the rear and a door leading into the annex.

Landing

Stairs from the second living area up to the landing, have doors leading too:

Bedroom 1

11' 7" x 13' 3" (3.53m x 4.04m) Has a radiator and a sliding sash window.

Bedroom 2

10' 3" x 10' ($3.12m\ x\ 3.05m$) Consists of a window to the rear, window to the side and a radiator.

Bathroom 1

Comprises of a bath with shower over, sink, WC, tiled walls, heated towel rail and spot lights.

Landing

Stairs from the entrance hallway lead up to the landing, have doors leading too:

Bedroom 3

12' 7" x 11' 1" (3.84m x 3.38m) Has a window to the side, radiator, with a door into a toilet and door into dressing room.

WC

Consists of WC, sink, radiator and tiled walls.

Dressing Room

4' 1" x 9' 2" ($1.24m \times 2.79m$) Has a window to the front and has an additional door leading into the landing.

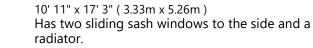
Bedroom 4

 8° 8" x 10' 4" (2.64m x 3.15m) Consists of a window to the front, a radiator and spotlights.

Bedroom 5







Bathroom 2

Comprises of a bath with shower over, sink, WC, heated towel rail, tiled walls, spotlights and an opaque window.

Annex

Door from the gym/orangery leads into:

Kitchen

9' x 8' 7" (2.74m x 2.62m) Consists of base units, integrated oven, 4 ring gas hob, extractor, an internet connected boiler, window to the rear and a window into gym/orangery.

Bathroom

Comprises of a Japanese style bath with shower over, sink, WC, heated towel rail, tiled walls and floor and an opaque window.

Living Area

11' 5" x 11' 2" ($3.48m \times 3.40m$) Has a multi fuel fire, radiator, sliding sash window to the side, door to the rear and stairs leading up to:

Bedroom 1

11' 6" x 7' 9" (3.51m x 2.36m) Has a window and a radiator.

Bedroom/ Storage Room

Has a radiator and two skylight windows.

External

To the side of the property it offers a driveway for multiple cars which leads onto the rear garden which is mainly lawned, to the other side of the property it consists of a decking area and a brick store.







welcome to

Rose Cottage Croft Lane, Croft Skegness

- Detached 5 Bed House + 2 Bed Annex
- Full of Charm & Character
- Versatile living accomodation
- Great Sized Rear Garden
- Ample Driveway

Tenure: Freehold EPC Rating: D

£600,000

directions to this property:

See Multi-Map Illustration



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online williamhbrown.co.uk/Property/SKG108657



Property Ref: SKG108657 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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