



Rookery Nook Rectory Lane, Addlethorpe Skegness PE24 4TH

welcome to

Rookery Nook Rectory Lane, Addlethorpe Skegness

WE WELCOME TO THE MARKET THIS WELL PRESENTED 3 BEDROOM DETACHED BUNGALOW LOCATED IN ADDLETHORPE ... A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND WHAT THE PROPERTY HAS TO OFFER ... CALL US ON 01754 768311 TO ARRANGE A VIEWING

Entrance

Entrance door leads into the hallway which has airing cupboard, radiator, loft hatch access and doors into:

Lounge

14' 7" x 9' 11" (4.45m x 3.02m)

Has a log burner which also heats the house and water, there is a window to the front elevation and a door into the kitchen:

Kitchen

14' 7" x 9' 11" (4.45m x 3.02m)

Comprising of wall, base and drawer units with worktop space over, integrated dishwasher, oven, space for fridge/freezer, radiator, window to the rear elevation and an additional door into the hallway.

Bedroom 1

13' 1" x 9' 11" (3.99m x 3.02m)

Has a window and a radiator.

Bedroom 2

11' 4" x 10' (3.45m x 3.05m)

Has a window and a radiator.

Bedroom 3

10' 9" x 7' 11" (3.28m x 2.41m)

Has a window and a radiator.

Bathroom

Modern Bathroom comprising of bath with shower over, separate shower cubicle with power shower, WC, double sink unit with vanity storage below and two opaque windows.

External

Externally, the property benefits from a good-sized driveway to the front with car port area. The garden

is laid to lawn with a bespoke pergola and fully furnished shepherd hut -(Available though separate negotiations) set amongst a beautiful array of established plants, trees and flowers. The rear offers low maintenance decking area, 2 sheds and outside power points.

Agents Note

The Shepherds Hut could be negotiable at an additional cost tied into the sale, please speak to the branch regarding this.





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Rookery Nook Rectory Lane, Addlethorpe Skegness

- DETACHED BUNGALOW
- 3 BEDROOMS
- GARDEN FRONT AND REAR
- AMPLE OFF STREET PARKING
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

offers in the region of

£250,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SKG109248 - 0008

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