



The Cottage, Goose Lane, Skegness

£239,950



**Willsons**  
SINCE 1842



The Cottage, Goose Lane,  
Wainfleet St. Mary, Skegness,  
Lincolnshire, PE24 4EZ

### "AGENT'S COMMENTS"

*A charming detached country cottage situated in a semi-rural location on the edge of this popular market town overlooking the adjacent farmland. The accommodation, which has been tastefully improved by the vendor comprises: dining room, inner hall, lounge, kitchen, conservatory, 3 first floor bedrooms and bathroom. The property benefits from Upvc double glazed windows and independent electric heaters, gardens with summerhouse, store shed and parking for 2 vehicles.*

### LOCATION

*Wainfleet is a market town in east Lincolnshire. It has a primary school and is home to Batemans Brewery along with shops, doctor's surgery and takeaways. Wainfleet has a railway station that is on the Nottingham to Skegness Line. The seaside town of Skegness is situated approximately 5 miles to the east with the port town of Boston approx. 17 miles to the south west, both of which have a wide range of shops, hospitals, and grammar and comprehensive schools as well as leisure facilities including swimming pools, cinema and theatre. There is also a comprehensive school at Old Leake.*



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### Accommodation

A Upvc double glazed entrance door with side screens opens into the:

### Dining Room

11'11" x 11'10" (3.65m x 3.63m)

Having a Upvc double glazed window to 2 sides, laminate effect floor, electric panel heater, door to:

### Inner Hall

12'3" x 5'10" (3.74m x 1.79m)

With stairs to the first floor, laminate effect floor, 2 Upvc double glazed windows, inset ceiling spotlights, electric panel heater.

### Lounge

12'7" x 12'0" into chimney recess (3.85m x 3.68m into chimney recess)

Upvc double glazed window to front, laminate effect floor, rustic brick fireplace with log burning stove and storage cupboards to either side, inset ceiling spotlights.

### Kitchen

19'1" x 5'3" (5.82m x 1.61m)

Equipped with a range of base units with worksurfaces over and tiled splash-backs, ceramic sink with mixer tap, integrated electric oven, 4 ring ceramic hob, space and plumbing for washing machine, tiled floor, Upvc double glazed window, electric wall mounted heater, inset ceiling spotlights.

### Conservatory

18'7" x 5'10" (5.68m x 1.78m)

Being of Upvc double glazed construction on a brick base with Upvc double glazed door, tiled floor, polycarbonate roof.

### First Floor Landing

### Bathroom

7'5" x 4'11" (2.28m x 1.51m)

Equipped with a panelled bath with hand-held mixer tap over, wc, wash hand basin, part tiled walls, Upvc double glazed window to side, laminate effect floor, door to:

### Bedroom 3

11'6" x 5'1" (3.53m x 1.56m)

Upvc double glazed window, electric panel heater, laminate effect floor, airing cupboard housing the hot water cylinder with immersion heater.

### Bedroom 1

12'0" x 11'1" (3.68m x 3.4m)

Upvc double glazed window, electric heater.

### Bedroom 2

9'1" x 7'6" (2.77m x 2.29m)

Upvc double glazed window, electric panel heater, loft hatch.

### Exterior

Having a lawned front garden with paved patio and shrub borders. With a gravelled parking area for 2 vehicles. A hand gate opens onto the side garden which is also lawned with a paved patio and summerhouse, a path leads to the rear garden which is gravelled and leads to the wooden store shed.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity, water and drainage are connected to the property.

### Local Authority

Council Tax Band B payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of E. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0340-2886-9230-2827-6871.

### Viewing

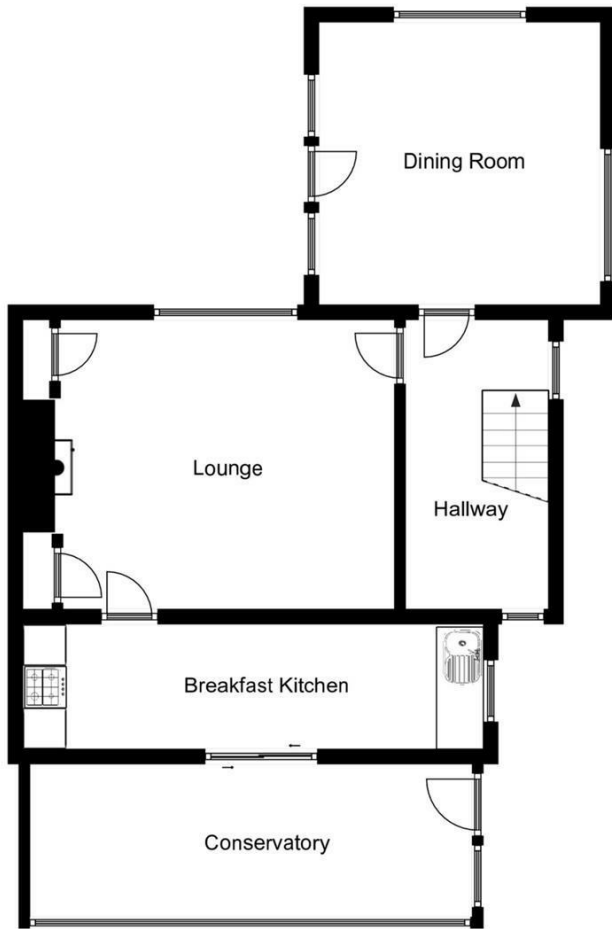
Viewing is strictly by appointment with the Skegness office at the address shown below.

### Location

Proceed south out of Skegness on the A52 road towards Boston. At the Wainfleet Bypass take the 3rd turning right, signposted Goose Lane whereupon the property will be found at the end of the no through road.







The Cottage  
 Goose Lane  
 Wainfleet St Marys  
 Skegness  
 PE24 4EZ



**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

