



The Privets Oxlands Lane, Bratoft, Skegness

£299,950



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**Willsons**  
SINCE 1842

The Privets Oxlands Lane  
Bratoft, Skegness  
Lincolnshire, PE24 5DA

**"AGENT'S COMMENTS"**

*An opportunity to purchase a detached Lincolnshire style Country Cottage with 3 bedrooms and outbuildings set in spacious gardens in this truly rural village location being approximately 7 miles inland from the popular coastal resort of Skegness. The accommodation comprises front porch into entrance hall, living room, inner hall, lounge, conservatory, kitchen, utility, bathroom, rear hall and rear porch. Having the benefit of Upvc double glazed windows and doors, oil fired central heating to radiators, garage, brick and tiled and other outbuildings and greenhouses. Some modernisation required. NO ONWARD CHAIN.*

**LOCATION**

*Bratoft is a rural village situated approximately 5 miles east of the market town of Spilsby and 2 miles west of Burgh Le Marsh. Both towns offer a variety of shops, doctor's surgery and primary schools. There is also a primary school at Great Steeping approx. 2 miles away and secondary schools are located in Spilsby, Skegness and Alford. The coastal town of Skegness is approximately 7 miles away and is home to a range of shops and supermarkets, a hospital and bus and train stations. The local Irby and Bratoft Village Hall regularly holds a variety of clubs and social events.*



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### Accommodation

Upvc double glazed entrance door opens into the

### Porch and Entrance Hall

5'5" x 5' (1.65m x 1.52m)

The Porch having Upvc double glazed window, 2 wall lights and an inner single glazed door into the Entrance Hall with radiator, stairs to the first floor and door into

### Living Room

12'9" x 14'0" max. (3.89m x 4.29m max.)

Upvc double glazed front and rear windows, radiator, 1950's style tiled open fireplace, door into

### Inner Hall

3' x 3' (0.91m x 0.91m)

Having a shelved recessed understairs cupboard

### Lounge

14'2" x 12'4" max. (4.32m x 3.76m max.)

Having a Upvc double glazed front window, radiator, 2 wall light points, living flame Lp gas fire on a 1950's style tiled fireplace and hearth and a pair of sealed unit double glazed patio doors into the

### Conservatory

11'10" x 8'5" (3.61m x 2.57m)

Being of UPVC double glazed construction on a brick base to two sides under a pitched polycarbonate roof, radiator and a pair of Upvc double glazed patio doors open onto the rear garden.

### Kitchen

10'10" x 9'5" (3.30m x 2.87m)

Equipped with a range of wall and base units with worksurface over incorporating stainless steel single drainer sink and mixer tap, space for an electric oven, radiator, twin aspect Upvc double glazed windows and doors into inner hall and rear hall.

### Bathroom

7'9" x 5'9" (2.36m x 1.75m)

Equipped with bath with mixer tap shower head, Wash Hand Basin, WC, half tiled walls, radiator and Upvc double glazed window.

### Utility Room

8'7" x 7'6" (2.62m x 2.29m)

Having base and larder units with worksurface over incorporating stainless steel single drainer sink. Plumbing for washing machine, Upvc double glazed window and full height hand built twin doored storage cupboard.

### Rear Hall

Upvc double glazed window and Upvc double glazed door into the

### Rear Porch

7'3" x 2'10" (2.21m x 0.86m)

Being of Upvc double glazed construction on a brick base with solid roof, tiled floor and Upvc double glazed door onto the rear garden.

### First floor Landing

Being galleried with Upvc double glazed window and radiator.

### Bedroom 1

14'2" x 9'3" max. (4.32m x 2.84m max.)

Having front and rear Upvc double glazed windows, radiator and built in storage cupboard.

### Bedroom 2

14'4" x 12'4" max. (4.37m x 3.76m max.)

Having front and rear Upvc double glazed windows and radiator.

### Bedroom 3

6'3" x 7'8"/5'2" (1.91m x 2.34m/1.57m)

Having a Upvc double glazed front window and wardrobe cupboard over the stair head.

### Exterior

The property sits on a corner position with gardens to the front, sides and rear. Vehicular access is gained to the rear of the property via a wooden 5 bar gate with matching hand gate opening onto the gravelled drive and parking area leading to the

### Garage

20'0" x 10'0" ext. (6.10m x 3.05m ext.)

Being of concrete sectional construction with an up and over front door, side personal door, Upvc double glazed window and asbestos roof.

A wide paved pathway between the house and the garage leads to the external oil fired central heating boiler and the central heating oil tank with a handgate giving access to the side and front gardens. The rear garden is mainly lawned with inset fruit and other trees and mature shrubs and cultivated bed. There are 3 wooden garden SHEDS, 3 GREENHOUSES, a timber WORKSHOP 10' x 10' ext, with light and power, 2 double glazed windows, wooden door and a corrugated steel roof. A RANGE OF BRICK AND TILED STORES, in 3 sections, previously pig sties, 24' x 7'4" ext. A paved patio leads to the rear of the house with a raised Pond and Rockery and leading to a wooden STORE 7'6" X 5'5" being to the side of the house. Exterior Lp gas bottles.

The front garden has a picket style gate opening onto Oxlands Lane with block paved and concrete paths leading to the front door and around to the sides of the house. The front garden is split into two lawned sections, one side housing the monkey puzzle tree and a brick and timber well.

### Tenure and Possession

The property is freehold with vacant possession upon completion.

### Services

We understand that mains water and electricity are connected to the property. Heating is via an oil fired central heating boiler and drainage to a private drainage system.

### Local Authority

Council Tax Band 'C' payable to East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH. Tel:01507 601111.

### Energy Performance Certificate

The Property has an energy rating of ' 37F '. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 2701-3035-3202-9324-1200.

### Viewing

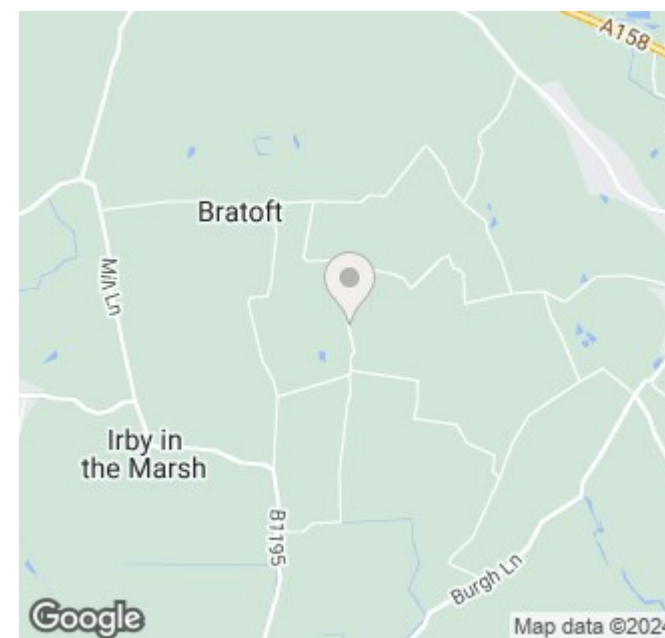
Viewing is strictly by appointment with the Skegness Office at the address shown below.

### Directions

Bratoft is a village situated approx. 7 miles inland from Skegness. To find the property proceed out of Skegness on the A158 Lincoln Road past Burgh Le Marsh and taking the first junction at Gunby Roundabout towards Lincoln then turning left immediately after the roundabout onto Gunby Lane and left at the next junction onto Mill Lane. Proceed along Mill Lane turning left into North Road and second left into Summergates Lane. The Privets will be found at the junction of Summergates Lane and Oxlands Lane.



The Privets  
Oxlands Lane  
Bratoft  
Skegness  
PE24 5DA



**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.

