



Rose Cottage, 2a Skegness Road, Skegness

£234,950



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Willsons
SINCE 1842

Rose Cottage, 2a Skegness
Road,
Wainfleet, Skegness,

"AGENT'S COMMENTS"

A detached 3 bedroom cottage full of character and charm. Situated on a south facing corner plot with countryside views. There is a gated driveway and local amenities are just a short walk away in this popular market town. The accommodation comprises: lounge, sitting room, kitchen diner and shower room to the ground floor, 3 first floor bedrooms and bathroom the property benefits from Upvc double glazed windows & oil fired central heating. Must be viewed.

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

Composite entrance door with open porch over opens into the

Entrance Hall

With stairs to the first floor landing and archway into

Lounge

11'6" x 11'5" ave. (3.53m x 3.48m ave.)

Having exposed ceiling beams, twin aspect Upvc double glazed windows, radiator, double sided log burning stove.

Sitting Room

10' x 12' max (3.05m x 3.66m max)

Having Upvc double glazed side window, radiator, double sided log burning stove, opening into:

Kitchen Diner

15'4" x 7'10" max (4.67m x 2.39m max)

Equipped with a range of cream high gloss wall and base units with worksurfaces incorporating single drainer sink with mixer tap, splash-back tiling, electric ceramic hob and integrated electric oven, oil fired combi boiler, recessed under-stairs cupboard housing fridge and washing machine, 2 Upvc double glazed side windows, Upvc double glazed exterior side door.

Ground Floor Shower Room

7'6" x 4'5" ave. (2.29m x 1.35m ave.)

Equipped with a shower cubicle with electric shower, wash hand basin with cupboard below, Wc., radiator.

Bedroom 1

13'8" / 11'3" x 11'6" ave. (4.19m / 3.45m x 3.53m ave.)

Having twin aspect Upvc double glazed windows, radiator.

Bedroom 2

11'8" x 7'10" (3.56m x 2.39m)

Having recessed wardrobe, Upvc double glazed window to side, radiator.

Bedroom 3

7'10" / 4'7" x 12'1" ave (2.39m / 1.40m x 3.68m ave)

Upvc double glazed window to front, radiator.

Bathroom

7'6" x 7'3" max. (2.31m x 2.21m max.)

Equipped with roll edge bath with feet and central mixer tap with hand-held shower attachment, wc, wash hand basin, half tiled walls, Upvc double glazed side window.

Exterior

The property enjoys south facing low maintenance gardens with a 12ft rolling wooden gate opening onto the concreted drive with carport allowing parking for 4 vehicles. The garden is attractively laid out in a low maintenance style with gravel beds and small garden store, two patio areas and central heating oil tank. The front garden is also in a low maintenance style with a central raised pond, screen fence and gate into the main garden. The property enjoys views over the adjoining countryside.

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. There is an oil fired central heating system installed at the property.

Local Authority

Council Tax Band 'B' payable to Local Authority: 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 46E. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 8500-4837-0322-4128-3423.

Viewing

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

Location

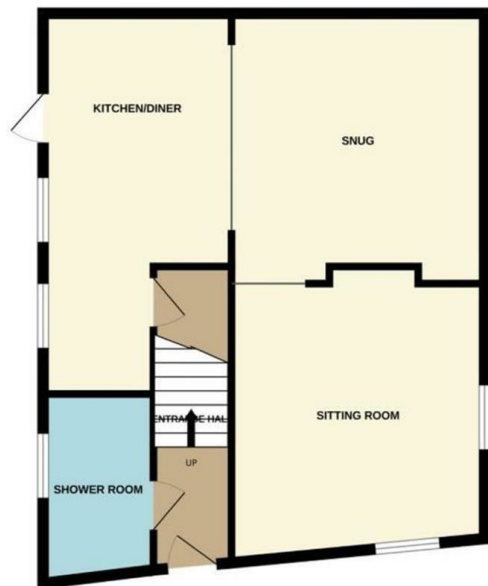
Proceed south out of Skegness on the A52 road to Boston turning right at the first junction into Wainfleet, proceed along Croft Bank/Skegness Road whereupon the property will be found on the right hand side at the junction with Mount Pleasant.

What3Words

Dockers.isolating,rating



GROUND FLOOR



1ST FLOOR



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.

