



Pantiles, Bratoft Lane, Burgh Le Marsh, Skegness

£595,000



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Willsons
SINCE 1842

Pantiles, Bratoft Lane,
, Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5ER

"AGENT'S COMMENTS"

A 4 bedroom house of great charm and character with 2 bedroom annex set in attractively laid out mature gardens and grounds extending to 1.50 acres (including Bellstring acre) situated on the outskirts of this popular market town only 5 miles inland from the coastal resort of Skegness with garage, parking, Large workshop/store, pond, Upvc double glazing, oil fired central heating to house, storage heating to annex. Must be viewed to fully appreciate the setting.

LOCATION

Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including bakers and convenience stores, pubs and restaurants and other amenities, is situated approximately 5 miles inland from the coastal resort of Skegness, on the Lincoln to Skegness bus route offering regular services. There are a range of clubs and societies. Secondary schools, both grammar and comprehensive, a hospital and train station are located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre



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Accommodation

A pair of Upvc double glazed doors open into:

Entrance Porch

4'4" x 3'2" (1.32m x 0.97m)

With 2 Upvc double glazed windows, tiled floor, panelled door into:

Inner Lobby

With understairs cupboard.

Lounge

21'6" x 12'8" max (6.55m x 3.86m max)

Having brick open fireplace with oak surround, Upvc double glazed walk-in bay window, 2 radiators, return staircase to the first floor.

Dining Room

13'5" x 11'10" max (4.09m x 3.61m max)

Having 4 Upvc double glazed windows, radiator, fireplace, pair of Upvc double glazed patio doors into the sunlounge, stripped boarded floor.

Sun Lounge

11'8" x 7'4" (3.56m x 2.24m)

Having Upvc double glazed exterior door and side screen, Upvc double glazed window, radiator, tiled floor.

Boot Room

8'5" x 4'10" (2.57m x 1.47m)

Having wash hand basin, coat hooks, tiled floor, 2 Upvc double glazed windows, radiator, large wall mounted coat rack, door into:

Cloakroom

4'9" x 2'11" (1.45m x 0.89m)

With wc, tiled floor, Upvc double glazed window.

Kitchen

16'2" x 11'6" max (4.93m x 3.51m max)

Having a Firebird oil fired range with 2 hotplates and 2 ovens, equipped with a range of modern cream wall and base units with worksurfaces incorporating 4 ring ceramic electric hob with electric oven below and extractor hood over, single drainer sink with mixer tap, splash-back tiling, recessed cupboard, tiled floor, Upvc double glazed exterior door, Upvc double glazed window, decorative original bell-pull box.

Pantry

7'8" x 4'2" (2.34m x 1.27m)

With cold tiled floor, shelving, Upvc double glazed window.

First Floor Galleried Landing

With 3 Upvc double glazed windows, radiator.

Cloakroom

Having wc, Upvc double glazed window, half tiled walls.

Bedroom 1

15'7" x 12'8" max (4.75m x 3.86m max)

Having Upvc double glazed bay window, radiator, 2 pairs of full height sliding door wardrobes.

Bedroom 2

12'6" x 12' max (3.81m x 3.66m max)

Having dual aspect Upvc double glazed windows, radiator.

Bedroom 3

12'6" x 12' (3.81m x 3.66m)

Having dual aspect Upvc double glazed windows, radiator.

Bedroom 4

12'0" x 8'8" x 8'7" (3.66m/2.64m x 2.62m)

Having Upvc double glazed window, radiator.

Bathroom

8'5" x 8'5" (2.57m x 2.57m)

Equipped with a suite of panelled bath, corner shower cubicle with electric shower, large double door airing cupboard housing the hot water cylinder, shaped wash hand basin with cupboard below, tiling to walls, chrome ladder style towel rail.

Annex:

A door from the main entrance lobby opens into the:

Entrance Hall

8'9" x 4'8" (2.67m x 1.42m)

With storage heater.

Bedroom 1

8'10" x 6' (2.69m x 1.83m)

Upvc double glazed window.

Lounge

12'1" x 11' (3.68m x 3.35m)

Upvc double glazed window, storage heater.

Bedroom 2

11' x 11'4" (3.35m x 3.45m)

Upvc double glazed window, storage heater.

Wet Room

7'8" x 4'5" (2.34m x 1.35m)

With electric shower and tiled walls and floor, wash hand basin, wc, Upvc double glazed window, airing cupboard housing the hot water cylinder, electric towel rail.

Kitchen

11'2" x 6' (3.40m x 1.83m)

Equipped with a range of wall and base units with worksurfaces, splash-back tiling, space for electric cooker, space and plumbing for washing machine, tiled floor, Upvc double glazed window and door, storage heater.

Exterior

Occupying a mature plot of 1.50 acres with a wide variety of trees and shrubs and large sitting out area being approached over a gravel drive with gated entrance leading to the garage.

Garage

18'2" x 11'1" (5.54m x 3.38m)

Being semi-detached of rendered exterior under a pitched pantile roof with a pair of wooden front doors and single glazed steel framed window. A block paved parking area leads to the front of the property and the entrance porch. The front garden is laid to lawn with inset trees and shrubs and contains the central heating oil tank. A picket style fence with hand gate opens onto the side garden with paved sitting area, gravelled beds, greenhouse, further lawn, exterior power point and private bio-tech drainage unit.

Large Workshop/Store

19'10" x 19'8" (6.05m x 5.99m)

Originally a double garage being of concrete sectional construction with 2 up and over front doors and fitted with its own electricity consumer unit. To the rear of the building are a timber garden shed and fuel store. An opening in the rear garden hedge gives access into

The Bellstring Acre

Which is predominantly grassed and has a stocked pond, a variety of trees and its own vehicular access off Station Road. The whole property overlooks farmland to one side. 'Bellstring Acre' cannot be used for anything other than 'agricultural purposes' and no buildings can be erected under a covenant with the Lincoln Diocese and Burgh le Marsh Parish Council and a small fee is payable by the present owner to the above upon its future sale.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity and water are connected to the property. Heating to the main house is via an oil fired system and to the annex is via electric storage heaters. Drainage is to a private bio-tech system.

Local Authority

Pantiles is rated Council Tax Band 'D' and the annex is rated Council Tax Band 'A', both payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

Pantiles has an energy rating of D. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 6339-0726-0000-0932-6202.

The Annex has an energy rating of E. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0300-2792-0060-2709-8631.

Viewing

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

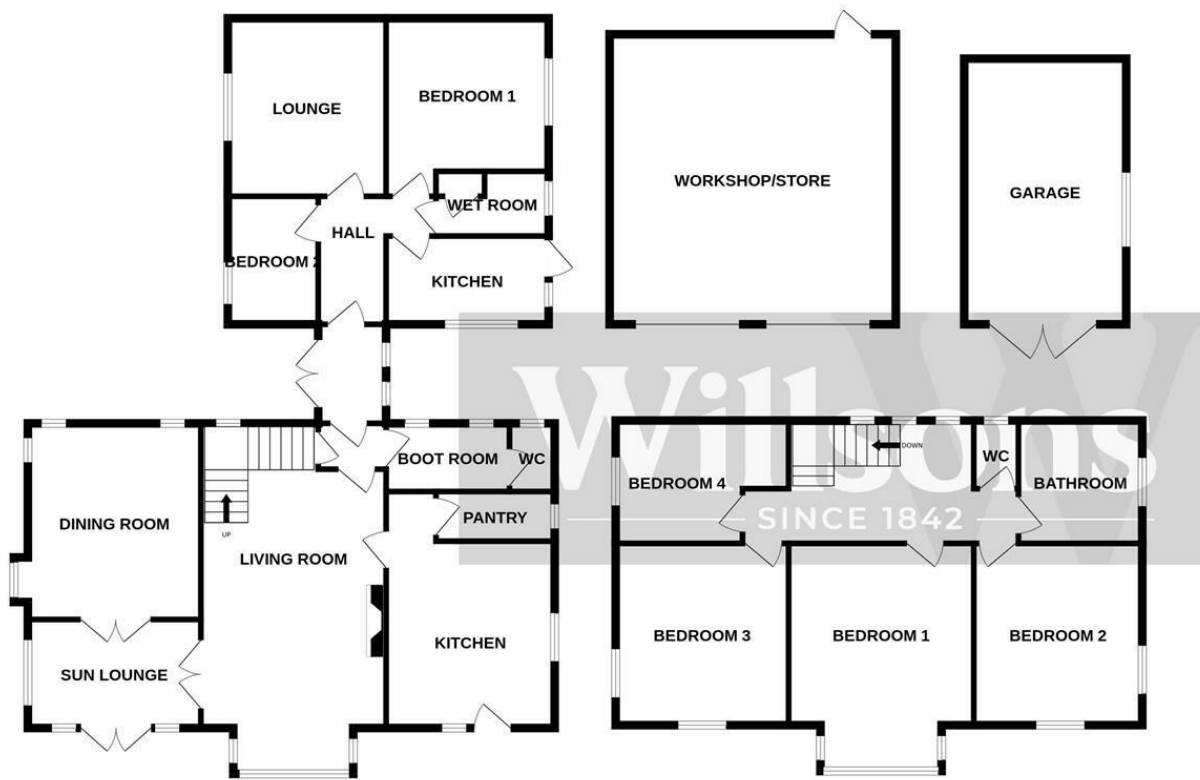
Directions

To visit the property proceed out of Skegness on the A158 to Burgh le Marsh, at the roundabout turn left and continue through the centre of Burgh le Marsh and on leaving the village take the left turn into Bratoft Lane and the property will be found on the left hand side.

What3Words

Print.chap.washroom





GROUND FLOOR
1857 sq.ft. (172.5 sq.m.) approx.

1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.

TOTAL FLOOR AREA : 2635 sq.ft. (244.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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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.

