



Brackenfell, Goose Lane, Skegness

£600,000



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Willsons
SINCE 1842

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

"AGENT'S COMMENTS"

An attractively presented four bedroomed family home with the benefit of an annex and outdoor swimming pool. The property is situated on the outskirts of the popular market town of Wainfleet, being approximately four miles from the coastal resort of Skegness.

Offering multigenerational living, this property has a semi-open plan living area to the ground floor, with orangery and detached self contained annex, four first floor bedrooms, shower and bathroom, with in and out paved driveway and spacious rear gardens, sun canopies, pizza oven and swimming pool.

Superb fitted kitchen and bathrooms, karndean flooring to the ground floor, uPVC double glazed windows, oil fired central heating being underfloor the ground floor and radiators to the first floor.

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 east with the port town of Boston approx. 17 miles to the south west, both of which have a wide range the 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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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T.01754 896100 | E. skegness@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Agents Comments

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Accommodation

A composite entrance door leads into:

Porch

Having the benefit of two uPVC double glazed windows which lead into:

Reception Hall

13'8" x 9'9" (4.17m x 2.97m)

With understairs cupboards which houses the underfloor heating manifold, stairs leading to the first floor landing and having ceiling spotlights.

Lounge

24' x 11'8" (7.32m x 3.56m)

Having bay window to the front aspect and window to the side, ceiling spotlights, log burning stove with fire surround, tv point.

Lobby

10'5" x 9'3" (3.18m x 2.82m)

Double doors on three sides, providing access to the kitchen, dining room and family room.

Family Room

21'3" x 8'10" (6.48m x 2.69m)

Three windows to the rear aspects, ceiling spotlights, two roof lights and double doors leading to the Orangery.

Orangery

26' x 21'8" max (11'4" min) (7.92m x 6.60m max (3.45m min))

Being 'T' shaped of uPVC construction with dwarf lower walls, two pairs of patio doors providing access to the rear garden. With ceiling spotlights and hidden plinth lighting.

Kitchen Dinner

35'5" x 13'5" max (9' min) (10.80m x 4.09m max (2.74m min))

Equipped with an extensive range of walnut style wall and base units with matching central island, under Korean worksurfaces, integrated Smeg double oven, inset ceramic hob with extractor over, 1 & 1/4 bowl inset sink with waste disposal unit and drainer, space for dishwasher and American style fridge freezer, pull out larder cupboard, integrated lighting, integrated fridge freezer in island, roof light over dining area and ceiling spotlights. Bay window to the front aspect, with bi-fold doors to the rear which open onto the patio area and rear garden.

Boiler Room/Cloakroom

10'1" x 4' (3.07m x 1.22m)

Having a WC an wash hand basin and housing the oil fired central heating boiler and two windows to the side aspect.

First Floor Gallery Landing

15'1" reducing to 11'5" x 7'6" (4.60m reducing to 3.48m x 2.29m)

Galleried landing being open to the ground floor. Ceiling spotlights and built in cupboard.

Master Bedroom

11'8" x 11'4" (3.56m x 3.45m)

Window to the rear aspect, radiator, opening into the dressing room.

Dressing Room

11'8" x (3.56m x)

Superb range of built in wardrobes and window to the side aspect. Door leading to the en-suite.

En-Suite

11'1" x 5'10" (3.38m x 1.78m)

Having walk in shower cubicle with power shower, WC vanity unit, wash hand basin vanity unit, tiled walls and floor, window to the front aspect, ceiling spotlights and extractor fan.

Bedroom 2

11'5" reducing to 7'10" x 9'8" (3.48m reducing to 2.39m x 2.95m)

Window to the front aspect, radiator, ceiling spotlights and over stairs cupboard and fitted wardrobes.

Bedroom 3

11'8" x 9'9" (3.56m x 2.97m)having karndeian floor)

having Karndeian flooring, window to the front aspect, radiator, ceiling spotlights, recessed double wardrobe with mirrored doors.

Bedroom 4

10'2" x 10' (3.10m x 3.05m)

Having Karndeian flooring, window to the rear aspect, radiator, recessed double wardrobe with mirrored doors.

Family Bathroom

12'4" x 6'4" (3.76m x 1.93m)

Having a curved bath, WC, wash hand basin, walk in shower cubicle with direct shower, tiled walls and floor, chrome towel rail, window to the rear aspect and ceiling spotlights.

Laundry Room

24'2" x 6'4" (7.37m x 1.93m)

Having Karndeian flooring, uPVC doors opening to the front and rear. Door also leading into the Annex.

Annex Kitchen

11'10" x 7'3" (3.61m x 2.21m)

Equipped with a range of wall and base units with worksurface over, incorporating white enamel tap. Vinyl laminate flooring, splashback tiles, ceramic inset hob, radiator and low level floor lighting.

Annex Lounge/Bedroom

19' x 13'9" (5.79m x 4.19m)

Having window to the front aspect, door into the Laundry Room, Vinyl laminate flooring, Velux roof light, recessed wardrobes.

Shower Room

5'8" x 7'2" (1.73m x 2.18m)

Equipped with a multi point shower, WC, wash hand basin with cupboard below, chrome towel rail, tiled walls.

Exterior

Having a in and out front drive with decorative front wall which provides a spacious parking area. Rustic brick side wall and wrought iron hand gate which leads to the rear garden. The rear garden is predominantly lawned, with two sun canopies over the sitting and dining areas, having a brick BBQ and Pizza oven with detached African style gazebo, garden shed summerhouse. Block paved sun terraces which lead to the outdoor swimming pool.

Swimming Pool

28' x 14' (8.53m x 4.27m)

Underwater lighting, steps and handrail, summer and winter covers and automatic pool cleaner.

Tenure and Possession

The Freehold interest in the property is being offered for sale with vacant possession upon completion.

Services and Construction

We understand that mains, electricity, water and drainage are connected to the property. Heating is via an oil fired central heating boiler with underfloor heating to the ground floor and radiators to the first floor.

Local Authority

Council Tax Band 'E' 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 68D. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8103-1574-8329-2527-7763 .

Viewing

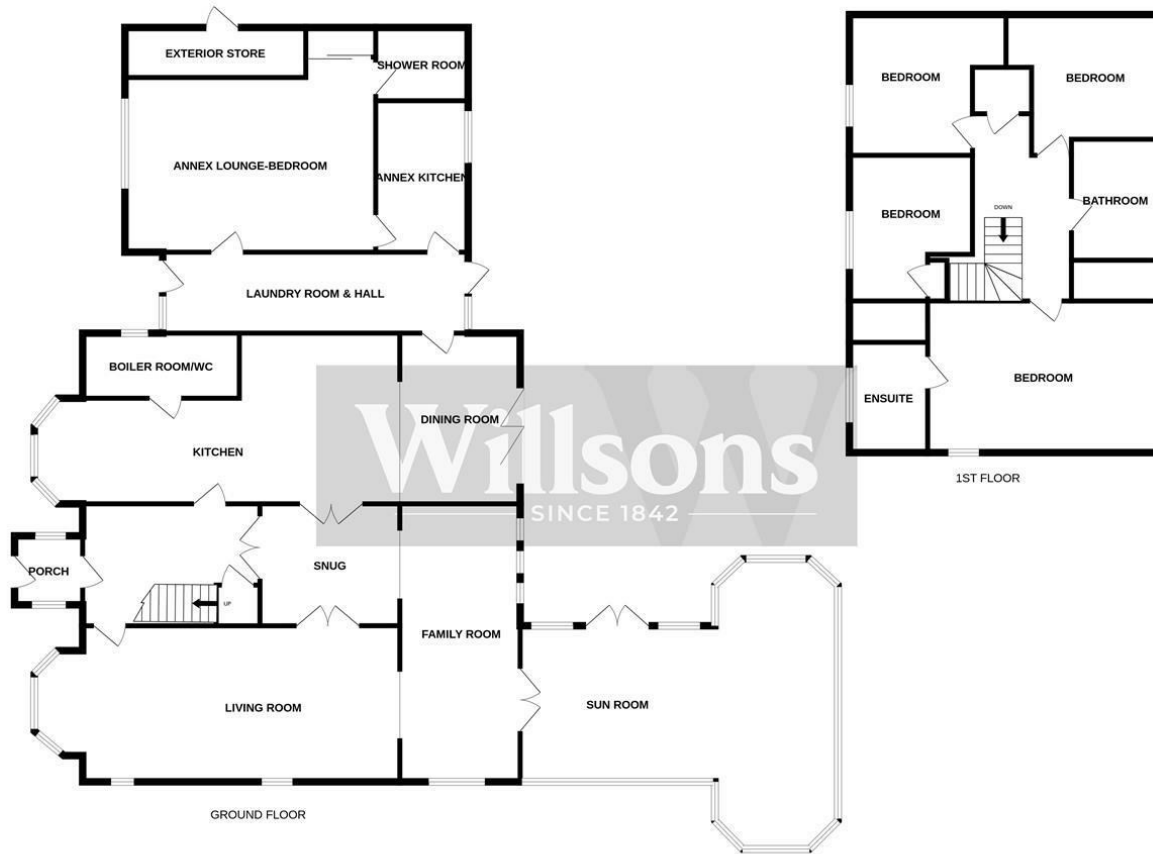
Strictly by appointment via the selling agents.

Location

Proceed on the A52 from Skegness heading towards Boston, taking the third right into Groose Lane, whereby the property lies on the left hand side.

What3Words: parked.lays.tentacles





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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