



Brackenfell, Goose Lane, Wainfleet St Mary

Offers Over £550,000



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SINCE 1842

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

"AGENT'S COMMENTS"

An exceptionally well presented detached house having the benefit of a self contained annexe, situated in a semi-rural location close to the market town of Wainfleet. This property would be ideal for any buyer looking for multi-generational living or the opportunity to generate an income as a holiday let. Having the benefits of an outdoor swimming pool, loggia, ample rear gardens, carriage driveway, orangery, kitchen/living/diner, en-suite to master bedroom, solar panels, uPVC windows and doors and underfloor heating throughout the ground 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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Front Of Property

With block paved carriage driveway, brick wall and mature trees to front of the driveway, bordered with closed board fencing and further brick wall to the side.

Porch

With LVT flooring and dual aspect windows to the side of the property.

Reception Hall

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

With LVT flooring, understairs cupboard which houses the underfloor heating manifold and carpeted stairs leading to the first floor landing.

Lounge

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

With bay window to the front and window to the side of the property, log burner with fire surround and LVT flooring.

Breakfast Room

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

With LVT flooring and double doors on three sides, providing access to the kitchen, reception hall and family room.

Family Room

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

With triple windows to the rear of the property, 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, LVT Flooring and two pairs of French doors providing access to the patio and rear garden.

Kitchen/Diner

35'5" x 13'5" (10.80m x 4.09m)

With an extensive range of walnut style wall and base units and 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, LVT flooring, bay window to the front of the property, bi-folding doors leading to the patio area and rear garden.

Boiler Room/Cloakroom

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

With WC, hand basin, tiled flooring, dual windows to the side of the property and oil fired boiler.

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, airing cupboard, access to the loft space and carpeted flooring.

Bedroom One

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

With window to the rear of the property, opening into the dressing room and carpeted flooring.

Dressing Room

11'8" x (3.56m x)

With a range of built in wardrobes, carpeted flooring and window to the side of the property.

En-Suite

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

With walk in shower cubicle and direct feed power shower, WC vanity unit, wash hand basin vanity unit, tiled walls and flooring, extractor fan and window to the front of the property.

Bedroom Two

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

With over stairs cupboard, fitted wardrobes and window to the front of the property.

Bedroom Three

11'8" x 9'8" (3.56m x 2.97m)

With recessed double wardrobe, LVT flooring and window to the front of the property.

Bedroom Four

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

With recessed double wardrobe, LVT flooring and window to the rear of the property.

Family Bathroom

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

With curved bath, WC, floating wash hand basin, walk in shower cubicle with direct feed shower, tiled walls and flooring, chrome heated towel rail, extractor fan and window to the rear of the property.

Laundry Room

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

With LVT flooring, access to the annexe and front and rear of the property.

Annexe Kitchen

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

With a range of base and wall units, ceramic white sink and drainer with brass finish mixer tap, tiled splashbacks, ceramic inset hob, electric oven, extractor hood, space for undercounter fridge, low level floor lighting and vinyl flooring.

Annexe Lounge/Bedroom

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

With window to the front of the property, vinyl flooring, Velux roof light and recessed wardrobes.

Annexe Shower Room

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

With enclosed corner shower cubicle having multi point shower, WC, vanity unit hand basin, heated chrome towel rail and vinyl flooring.

Rear Garden

With patio areas adjacent to the property having loggia providing outdoor living space, brick built BBQ, Pizza oven, African style gazebo and swimming pool. The remaining gardens are predominately lawned with borders of flower beds, mature shrubbery, hedging and trees, fully surrounded by wooden fencing.

Swimming Pool

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

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

Energy Performance Certificate

The property has an energy rating of 68D. The full report is available from the agents or by visiting www.eporegister.com Reference Number: 8103-1574-8329-2527-7763 .

Services

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.

Tenure and Possession

The property is Freehold with vacant possession upon completion.

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.

Viewing

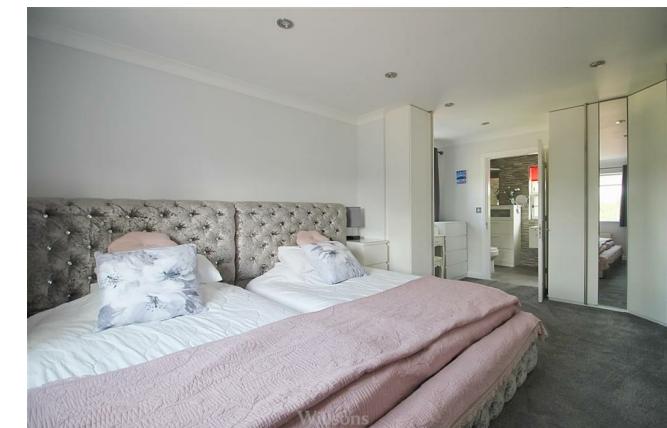
Strictly by appointment via the selling agents.

What 3 Words

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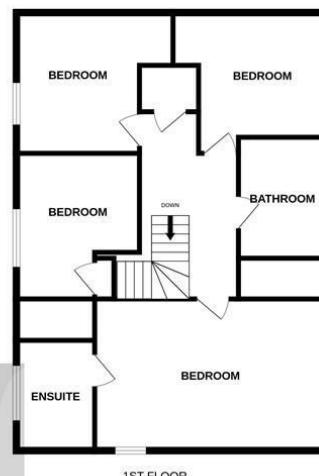
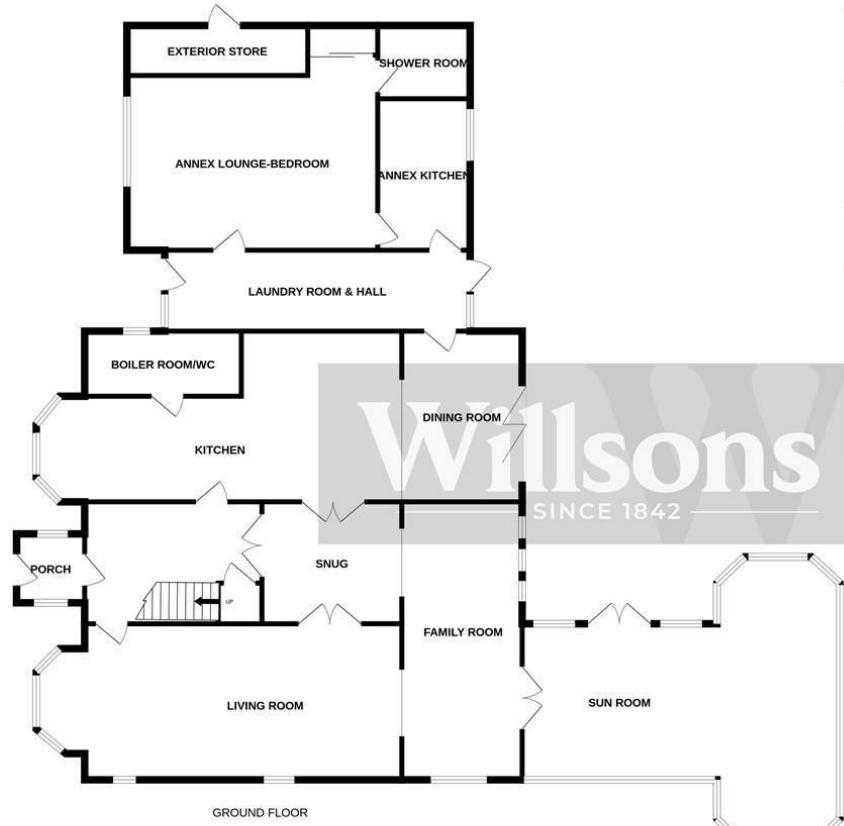


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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

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