




BRITISH
PROPERTY
AWARDS
2024
★★★★★
GOLD WINNER
ESTATE AGENT
IN HORNCASTLE

The Kestrels
Ingoldmells Road, Addlethorpe, Skegness. PE24 4TX

BELL



The Kestrels

Addlethorpe

This incredibly spacious four bedroom family home provides versatile accommodation, suitable for multi-generational living, to grounds totalling over 2.5 acres (sts). With a total gross internal area of 3225 sq ft, The Kestrels boasts well-presented accommodation including an excellent triple-aspect lounge, dining room and large breakfast kitchen. With bedroom and family bathrooms to both the ground and first floors, accessibility and flexibility are to the fore.

The Kestrels boasts a double garage, plus large stable block with light and power. Offered for sale in generous grounds, the property sits alongside a grass paddock, with further land available via separate negotiation.

ACCOMMODATION

Storm Porch with wood single glazed obscure arched front entrance door to:

Entrance Lobby with wood double glazed window to side aspect; carpeted floor and ceiling light. Door to:

Hallway having wood double glazed windows to front and side aspects; carpeted floor, open tread wood staircase to first floor, built in storage space, electric storage heater and radiators, ceiling lights and power points. Doors to extensive ground floor accommodation including:

Sitting Room having uPVC double glazed windows to front and side, French doors to side aspect; stone style fireplace with planter inset, multiple shelves and electric fire to centre, carpeted floor, radiators, TV point, ceiling lights and power points.





Dining Room with uPVC double glazed windows to front and side aspects; carpeted floor, service hatch to kitchen, radiator, ceiling light and power points.

Kitchen having uPVC double glazed window to side and rear aspects; an excellent range of storage units to base and wall levels, 1 1/2 bowl sink and drainer set to lipped edge worktop with drainage furrows, integrated dishwasher and fridge, Hotpoint double oven, Neff four ring induction hob beneath extractor canopy. Tile effect flooring, radiator, door to pantry, ceiling light and power points. Doors to office, utility and to:

Rear Lobby with wood double glazed window to rear aspect and wood obscure glazed door to side; tile effect flooring, radiator and ceiling light.

Office with wood double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Utility with wood double glazed window to rear aspect; a good range of storage units to base and wall levels plus full height cupboard, Lamona sink and drainer set to square edge worktop with space and connections for under counter washing machine and dryer. Carpeted floor, radiator, ceiling lights and power points. Door to garage vestibule and to Freezer Room with carpeted floor, ceiling light and power points.

Garage Vestibule with carpeted floor, ceiling light, wood door to rear, to garage and **Cloakroom** with wood double glazed obscure window to rear aspect, carpeted floor and ceiling light.

Family Bathroom having wood double glazed obscure window to side aspect; panel bath, shower cubicle with tiled surround, pedestal wash hand basin, bidet and low level WC. Wood effect flooring, tiles to walls, radiator and ceiling spotlights.

Master Bedroom having wood double glazed window to side aspect; built in wardrobe, bedroom furniture and dressing table, carpeted floor, radiator, TV point, ceiling light and power points.

First Floor

Landing having feature light over staircase, carpeted floor, built in airing cupboard, loft access hatch, radiator, wall and ceiling lights and power points. Door to first floor accommodation.

Bedroom 3 with uPVC double glazed window to side aspect; carpeted floor, built in wardrobe storage, radiator, ceiling light and power points.





Family Bathroom having wood double glazed skylight to rear; bath set to tile surround with strip light over, shower cubicle with monsoon head and light down tiled wall, wash hand basin set to vanity unit with storage spaces and mirror with lights over, bidet and low level WC. Wood effect flooring, radiator, heated towel rail and ceiling lights.

Bedroom 4 with wood double glazed skylight to rear; carpeted floor, built in cupboard housing the hot water cylinder; radiator, ceiling light and power points.

Bedroom 2 having uPVC double glazed window to side aspect; built in wardrobe storage space, desk/dressing table with drawers, carpeted floor, radiator, TV point, ceiling lights and power points.

OUTSIDE

The property is approached to the front, between stone brick columns with vehicle gate and via the long tarmac driveway, providing a wealth of parking space and circling around the back of the property to the **Double Garage** with up and over door to rear, wood windows to side, light and power. Alongside the garage leads a series of **Stable / Outbuilding** spaces, with light and power.

The property is set well back from the road, with the front garden predominantly laid to lawn having a range of established flowers and shrubs with hedged boundaries. A pond and water feature sits pleasantly in a stone surround, seen from the sitting room. Offered for sale in grounds totalling a little over 2.5 acres (sts), the property sits alongside a grass paddock, contained by post and rail fencing. Further land is available via separate negotiation.



East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: tbc Mains water/electricity – Calor Gas heating

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office

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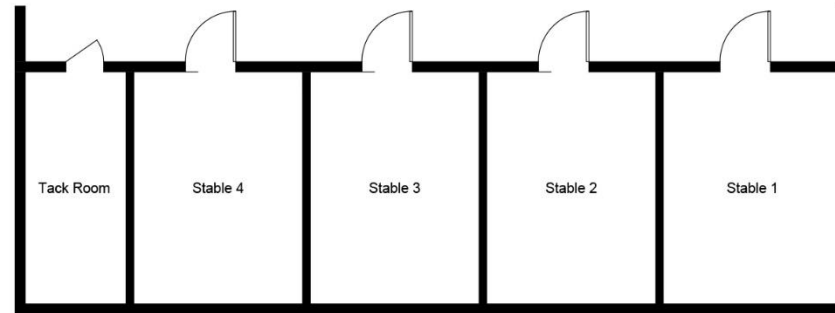


The Kestrels

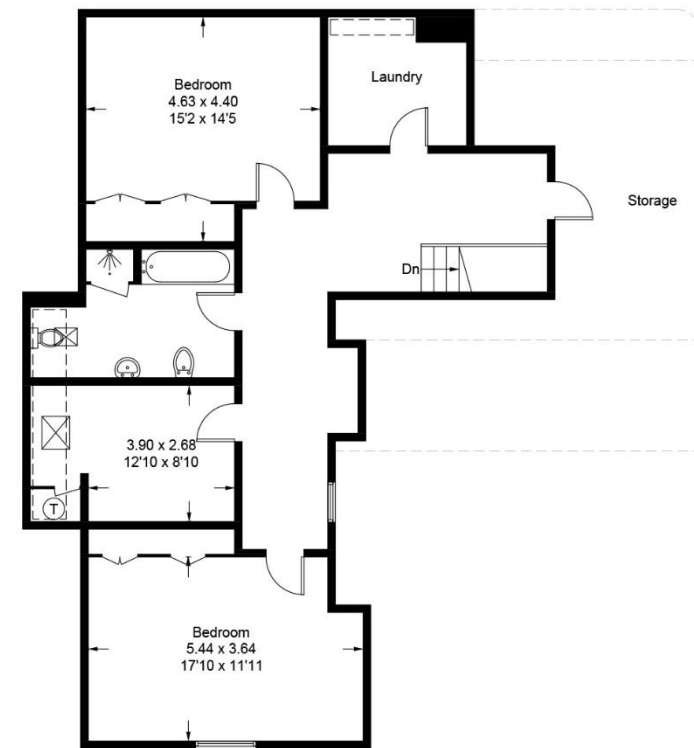
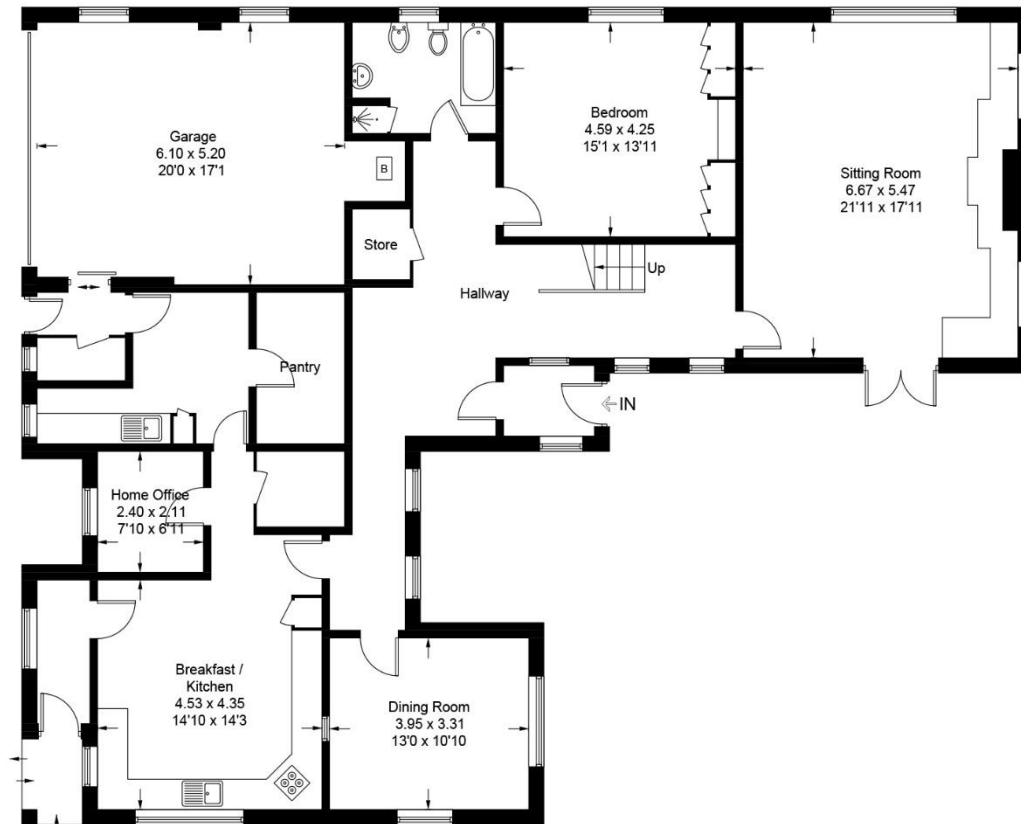
Approximate Gross Internal Area
 Ground Floor = 204.1 sq m / 2197 sq ft
 First Floor = 95.5 sq m / 1028 sq ft
 Outbuilding = 74.3 sq m / 800 sq ft
 Total = 373.9 sq m / 4025 sq ft



 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual
Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.