



CHOICE PROPERTIES

Estate Agents

Denbies Wainfleet Road,
Irby-In-The-Marsh, PE24 5AT

Price £425,000



Welcome to this charming detached house located on Wainfleet Road in the picturesque village of Irby-In-The-Marsh, Skegness. This property boasts a delightful blend of modern renovations while still retaining its character, making it a truly unique find.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or hobby room.

Situated on a plot just shy of an acre in a rural location, this home offers tranquillity and privacy, allowing you to escape the hustle and bustle of city life.

One of the standout features of this property is its status as a registered small holding with newly fenced paddocks, providing you with the opportunity to explore your green thumb and embrace a self-sufficient lifestyle. Additionally, the range of outbuildings offers endless possibilities ranging from a workshop or simply extra storage.

Don't miss out on the chance to own a piece of countryside paradise with this renovated yet characterful home. Book a viewing today and envision the endless potential that this property holds for you and your loved ones.

Benefitting from oil fired central heating and uPVC double glazing, this spacious internal accommodation comprises:

Front entrance door to:

Open plan Living/Sitting Room

Multi fuel burner set in feature brick surround with Oak mantel. Tiled flooring. 2 radiators.

Rear Lobby

Tiled flooring. Partly tiled walls. 2 radiators. Thermostat for heating. Rear door. Staircase to the first floor landing. Open plan leading through to:

Kitchen/Dining Room

Newly fitted kitchen built to complement the style of property with a range of fitted cupboards plus granite work surfaces. Central island with solid timber work surfaces. Space for range oven. Tiled floor. Part tiled walls. Butlers sink. Plumbing for washing machine. Space for fridge freezer. Space for dryer. Radiator.

Bathroom

With a three piece white suite which consists of a panelled bath with mixer shower and screen over. wash hand basin and w.c. Fully tiled walls. Tiled floor. Storage cupboard.

Landing

Bedroom 1

Radiator.

Bedroom 2

Radiator.

Bedroom 3

Radiator.

W.C.

With w.c. and wash hand basin. Part tiled walls. Radiator.

Driveway

Spacious driveway with ample parking for several vehicles including caravans and motorhomes.

Gardens

To the front is a small gravelled garden and to the side is an enclosed garden which has also been gravelled. To the rear is a privately enclosed area with a large timber decked section. Log store and the Summerhouse/Home Office. Timber sheds.

To the side of the driveway is a long large plot which has been divided with gates to aid accessibility.

Summerhouse/Home Office

Located to the rear of the property with power and lighting.

Stables

Stable and tack room.

Summerhouse

Positioned halfway along the plot.

Tenure

Freehold

Council Tax

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - C.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

Opening Hours

Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an offer

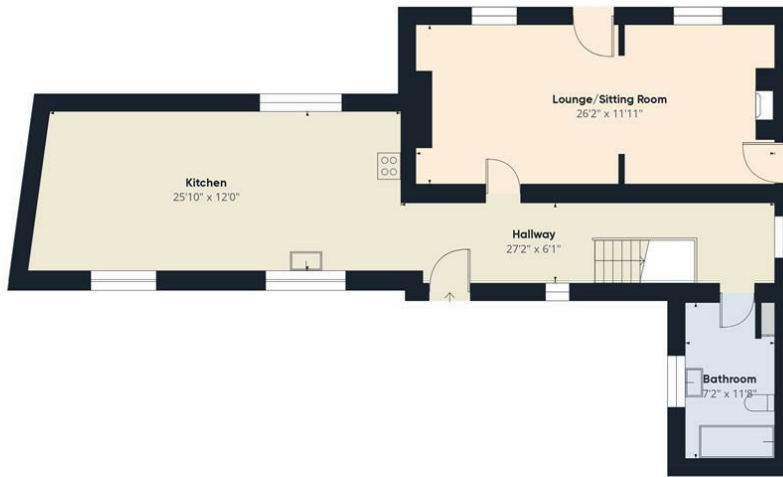
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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Floor 0 Building 1

Approximate total area⁽¹⁾
810.2 ft²
Reduced headroom
21.31 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Directions

Please use Postcode PE23 5AT for directions to this property.

