



Woodlands, Summergates Lane,
Bratoft, Skegness, Lincolnshire PE24 5BZ

£800,000 Freehold

Key Features

- 4 Bedroom DETACHED BUNGALOW
- 2 Reception Rooms
- 2 En-Suite Shower Rooms
- Fabulous 24'10" x 20'7" Kitchen Diner
- Approximately 4 ACRE PLOT with Private WOODLAND
- 2 ANNEXES
- Garage & Office Block
- Secured Planning Permission to Extend
- Council Tax Band D
- EPC Rating C



An excellent opportunity to purchase a 4 Bedroom Detached Bungalow with 2 self contained Annexes, Garages, Office Block and standing in beautifully landscaped grounds of approx. 4 Acres with private Woodland.

The spacious and well presented detached Bungalow comprises of Entrance Hall, large Kitchen/Dining Room, 17' Lounge with Inglenook fireplace, Master Bedroom Suite with Sitting Room, En-Suite Bathroom and 17' Walk in Wardrobe. There are 3 further Bedrooms and 2 En-Suite Shower Rooms.

The Annexes are fitted to a high standard and each comprises Kitchen, Lounge, Shower Room, 2 Bedrooms and private courtyard gardens with Hot Tubs.

The Woodlands is idyllically situated in a pleasant rural village location and just a short drive from the popular market town of Burgh Le Marsh with its local facilities. Also within easy driving distance are the Seaside town of Skegness and picturesque Lincolnshire Wolds.





PLANNING PERMISSION

S/020/01191/13 dated 20.08.2013 and amended plans submitted in 2018 for the extension and alterations to existing bungalow to provide further ground floor accommodation and 2 bedrooms with en-suites and a separate bathroom to the first floor. Part of the works relating to this application has already been completed therefore the planning is secured.

WOODLANDS BUNGALOW

ACCOMMODATION

Entrance is on the front elevation via an:-

OPEN PORCH

With double pvc doors with glazed side panel opening to the:-

ENTRANCE HALL

Providing a spacious and welcoming entrance with tiled floor and underfloor heating, decorative wall panelling, coving to ceiling, access to roof space, built in cupboard housing the manifold for the underfloor heating.

KITCHEN DINER 7.57m x 6.27m (24'10" x 20'7")

Beautifully fitted with an extensive range of solid oak doored base and wall units with quartz worksurfaces and matching splash backs. A bank of units to one wall house an electric double oven, steam oven, combi microwave and housing for an American style refrigerator. There is a large wrap around central island with quartz worksurfaces over, undermounted sink unit with boiling tap and garbage disposal, integrated dishwasher, water softener, inset electric induction hob and extractor above. There are TV points, tiled floor with underfloor heating, pvc window to the front elevation, pvc window and door to the side elevation and bi fold doors opening into the rear garden.

LOUNGE 5.18m x 4.98m (17'0" x 16'4")

With pvc french doors and windows to the rear elevation, 2 radiators, T.V and telephone point, brick built inglenook fireplace with tiled hearth and inset multi-fuel burner.



MASTER BEDROOM SUITE

Bedroom 4.21m x 3.87m (13'10" x 12'8")

With pvc french doors to the side and rear elevations, feature wall panelling, radiator, coving to ceiling, T.V point.

Walk In Wardrobe 5.2m x 1.83m (17'1" x 6'0")

Fitted with shelving, drawers and rails, radiator.

Sitting Room 4.63m x 4.23m (15'2" x 13'11")

With pvc french doors to the side elevation, coving to ceiling, radiator, T.V point, door to:-

En-Suite Bathroom 3m x 1.83m (9'10" x 6'0")

With a panelled bath, shower enclosure with electric shower, wall hung vanity basin with drawers below, W.C with concealed cistern, extractor fan, half tiled walls, heated towel radiator, pvc window to the side elevation.

BEDROOM 2 3.35m x 3.2m (11'0" x 10'6")

With pvc window to the front elevation, a range of built in furniture to include wardrobes to one wall, dressing table with drawers below and fitted cupboards, radiator.

En-Suite Shower Room 1.8m x 2.47m (5'11" x 8'1")

With walk in shower enclosure, wall hung vanity basin with drawers below, W.C, heated towel radiator, extractor.

BEDROOM 3 5.03m x 2.95m (16'6" x 9'8")

With pvc window to the side elevation, built in wardrobes, radiator.

En-Suite Shower Room 0.9m x 2.98m (3'0" x 9'10")

With shower enclosure and electric shower, W.C with concealed cistern, hand basin in a vanity unit, heated towel radiator.

BEDROOM 4 2.86m x 2.54m (9'5" x 8'4")

With pvc window to the front elevation, coving to ceiling, radiator, T.V point.





WOODLAND LODGE

2 Bedroom self contained Annexe

OPEN PLAN LIVING / DINING / KITCHEN

6.16m x 6.02m (20'2" x 19'10")

With doors and windows to the front elevation, bi-fold doors opening onto a private courtyard garden, laminate flooring, 2 radiators and fitted with a fully equipped kitchen comprising electric oven and microwave, electric hob, dishwasher, fridge freezer and washing machine.

BATHROOM 2.9m x 2.3m (9'6" x 7'6")

With a panelled bath, walk in shower enclosure, hand basin in a vanity unit with illuminated mirror above, W.C with concealed cistern, heated towel radiator, extractor.

BEDROOM 1 3.27m x 3m (10'8" x 9'10")

(Double) With window to the front elevation, radiator, T.V point.

BEDROOM 2

(Twin) With window to the rear elevation, radiator, T.V point.

PRIVATE COURTYARD

With paved patio, covered seating area with HOT TUB, further seating area with firepit, raised flower beds.





WOODLANDS RETREAT

2 Bedroom self contained Annexe

LOUNGE 4.58m x 3.09m (15'0" x 10'1")

With doors and windows to the front elevation, skylight window, radiator and being open to the:-

KITCHEN 4.51m x 2.16m (14'10" x 7'1")

Fitted with a fully equipped kitchen comprising electric oven and microwave, electric hob, dishwasher, fridge freezer and washing machine, windows to the front and side elevations.

BEDROOM 1 3.72m x 3.66m (12'2" x 12'0")

(Double) With french doors to the rear elevation, built in wardrobes, radiator.

BEDROOM 2 2.54m x 2.06m (8'4" x 6'10")

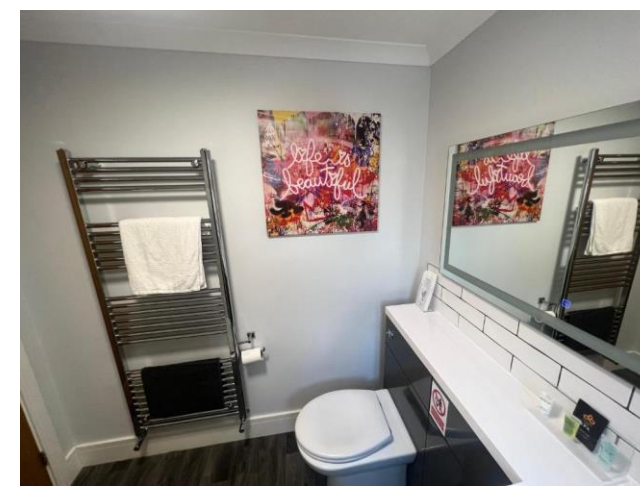
(Bunks) With skylight window.

SHOWER ROOM

With shower enclosure with electric shower, hand basin in a vanity unit, W.C with concealed cistern, window to the side elevation.

PRIVATE COURTYARD

With paved patio, covered seating area with HOT TUB, further seating area with firepit, raised flower beds.



OUTSIDE

The property is approached over a long driveway with new brick pillars and double vehicle gates leading down to the Woodlands with a circular driveway with central shrub bed providing ample parking. To the side of the house is an EV charging point.

To the side of the bungalow is a private enclosed garden with a large paved patio seating area to the rear with lovely views over the extensive lawned rear garden with a feature pond, mature shrubbery and woodland beyond.



FORMER COW SHED

Of brick and pantile construction with two wooden doors and currently used as a Log Store.

STORAGE YARD

With oil tank for Woodlands Bungalow, Shed/Store.

GARAGE & OFFICE BLOCK

Office 5.49m x 2.81m (18'0" x 9'2")

With windows to the front and side elevations, electric heater, door to:-

Garage 5.67m x 3.14m (18'7" x 10'4")

With electric roller shutter door, light and power connected.

Kitchen 2.19m x 2.12m (7'2" x 7'0")

With window to the rear, door to the side elevation, tiled floor, cupboards and drawers with worksurfaces above.

Shower Room

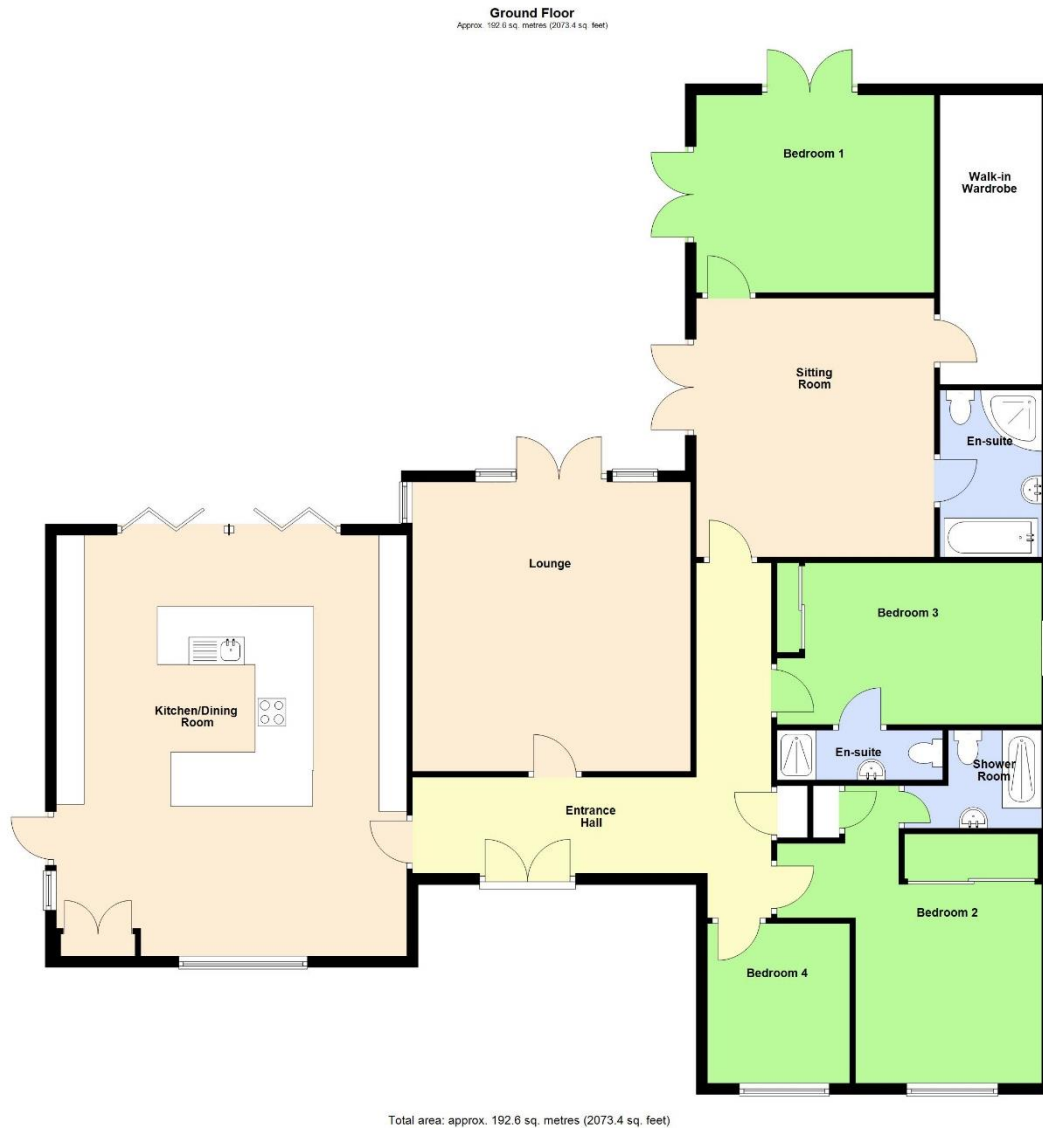
With shower cubicle with electric shower, hand basin in a vanity unit, W.C, pvc window, tiled walls and floor.

BOILER ROOM

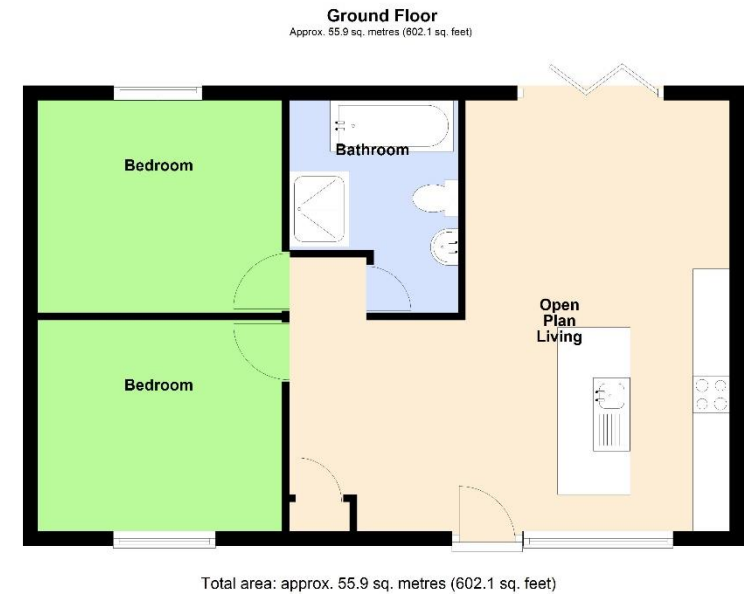
With oil fired central heating boiler.



WOODLANDS BUNGALOW



WOODLAND LODGE



WOODLAND RETREAT

TENURE

Freehold.

SERVICES

The property has mains electricity and water connected. Heating is via an oil fired boiler served by radiators. Drainage is to a cesspit/Septic Tank . The property also has 3 phase electric.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

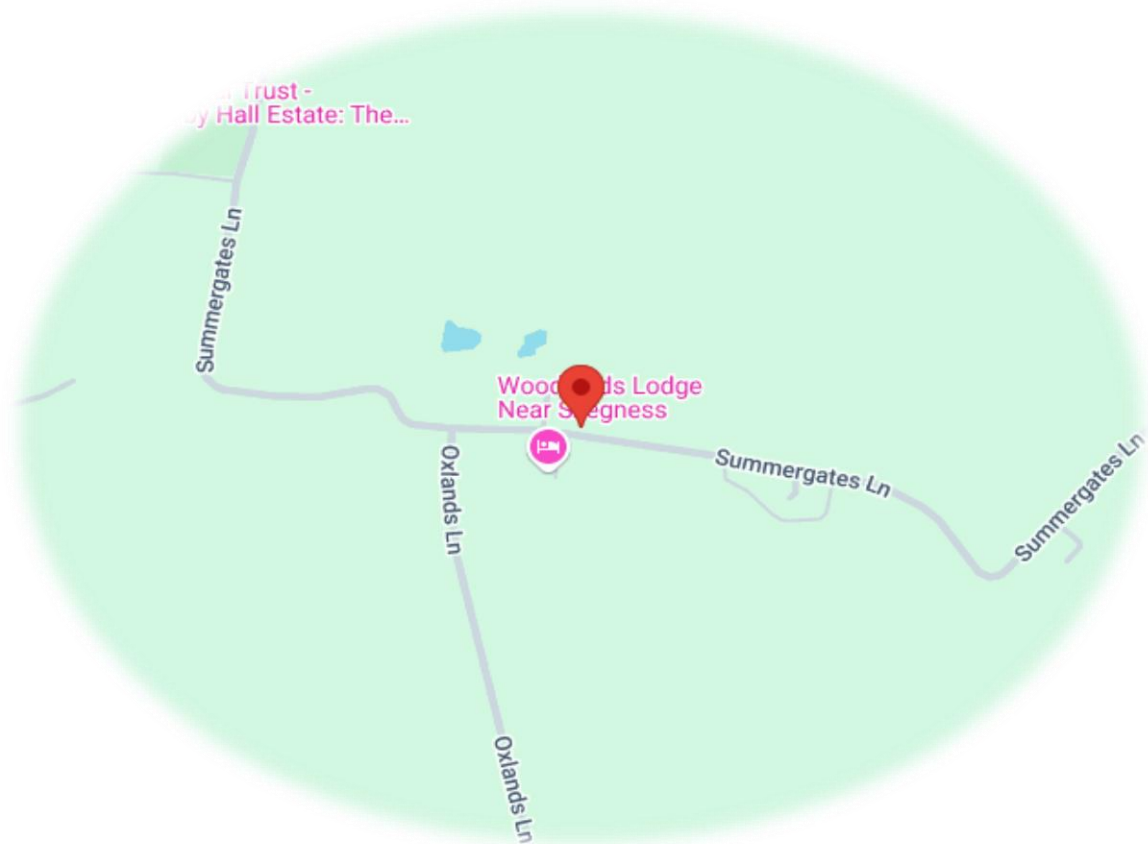
COUNCIL TAX

Charging Authority – East Lindsey District Council
Band D - 2025/26 - £2,127.95

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk