



**The Paddocks, Wainfleet St. Mary Skegness PE24 4JB**



**welcome to**

## **The Paddocks, Wainfleet St. Mary Skegness**

5 Bed Detached House. Offering exceptionally large Entrance Hall with Cloak, Spacious Lounge, Reception Room & Study, Spacious Kitchen/ Dining area, Utility Room, Master Bedroom with En-Suite & Dressing Room, 3 bedrooms, one with en-suite and Family Bathroom. Rear garden, Driveway & Double Garage.

### **Entrance**

The exceptionally spacious Entrance Hall (34'4 X 18'10) is a great size with stairs leading to the first floor, Cloak Room, understair storage and doors leading into the following rooms:

### **Living Room**

15' 5" x 24' ( 4.70m x 7.32m )

Has a coal fire, french doors to the rear garden and a double glazed window to the front.

### **Kitchen**

17' 10" x 18' 11" ( 5.44m x 5.77m )

Modern wall, base and drawer units with complimentary worktop space over, large island with drawers under, integrated full length fridge & freezer, dishwasher, french doors leading externally, double glazed window to two elevations and a door leading into the Utility Room.

### **Utility Room**

7' 7" x 8' 8" ( 2.31m x 2.64m )

Wall & base units with complimentary worktop space over, sink, space for appliances and a door to the side leading externally.

### **Dining Room/ Reception Room**

15' 4" x 13' ( 4.67m x 3.96m )

Has a double glazed window. This room is versatile and can be used as an additional bedroom if required.

### **Office**

11' 5" x 10' 2" ( 3.48m x 3.10m )

Has a double glazed window.

### **Downstairs Wc**

Has a WC and hand wash basin.

### **Landing**

Has loft hatch access and doors leading into the following rooms:

### **Master Bedroom 1**

15' 5" x 16' 11" ( 4.70m x 5.16m )

Master bedroom with a double glazed window to the front elevation, walk in wardrobe and door into:

### **En-Suite**

Has a shower, hand wash basin, WC, heated towel rail and a double glazed opaque window.

### **Bedroom 2**

17' 11" x 18' 11" ( 5.46m x 5.77m )

Has a double glazed window to two elevations with rear countryside views, storage cupboard and a door into:

### **En-Suite**

Has a bath with shower over, WC, hand wash basin with vanity storage below and a double glazed opaque window.

### **Bedroom 3**

12' 11" x 10' 7" ( 3.94m x 3.23m )

Has a double glazed window and double fitted wardrobes

### **Bedroom 4**

12' 11" x 13' 10" ( 3.94m x 4.22m )

With fitted wardrobes and double glazed window.

### **Dressing Room/ Bedroom 5**

10' x 11' 7" ( 3.05m x 3.53m )

Has fitted wardrobes and Juliette Balcony. This room is versatile and can be turned back into Bedroom 5 if required.





### Family Bathroom

Four piece suite comprising of Bath, separate Shower, WC, hand wash basin, heated towel rail and an opaque double glazed window.

### External

Externally the property offers ample off street parking to the front via a Private Driveway and also has a Double Garage. The rear is mainly laid to lawn as well as offering a decking area ideal for entertaining with covered glass veranda which has built in electric blinds for sunny days. There is also an Italian style BBQ, Oil tank and stunning field views over the River Bank.

### Double Garage

18' 1" x 17' 8" ( 5.51m x 5.38m )

Has double electric up and over doors and a rear personnel door.

### Viewing Arrangements

Viewing is by appointment only and can be arranged by contacting the Skegness Branch.

### Property Information

The property has underfloor heating throughout.

### Location

Wainfleet St. Mary is a village situated about 5 miles out of Skegness and in the other direction leading into Boston. Wainfleet train station offers good connections including Grantham from where fast trains to London take around an hour. Within a short distance of the picturesque Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty, it is also close to the Lincolnshire coast including Gibraltar Point National Nature Reserve.

The historic market towns of Spilsby, Alford, Louth and Horncastle are not far away which provide excellent schools whilst the medieval cathedral city of Lincoln is around 30 miles away from which network rail commuting to London is available, as

from Grantham and Newark.



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## The Paddocks, Wainfleet St. Mary Skegness

- Immaculately presented & finished to a very high standard detached home
- Spacious 5 bedrooms including two en-suites & one dressing room
- Stunning open views over fields and river
- Exceptionally large Entrance Hall with Cloakroom
- High-spec Kitchen/diner with integrated appliances & separate Utility Room

Tenure: Freehold EPC Rating: C

Council Tax Band: F

**£675,000**

**directions to this property:**

See Multi-map illustration



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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