



Ivorholme Croft Lane, Croft Skegness PE24 4PA

welcome to

Ivorholme Croft Lane, Croft Skegness

*****MUST VIEW TO APPRECIATE SIZE*****

This property offers character and style with four great sized bedrooms, one with en-suite, a wet room, kitchen/diner, lounge, well landscaped front & rear gardens and a great sized driveway.



Entrance Hall

A spacious entrance hall with radiator and stairs leading to bedroom three.

Lounge

15' 4" into Bay x 11' 6" (4.67m into Bay x 3.51m)

A great sized Lounge with bay window to the front elevation looking out over the front garden with an additional side window, electric fire and surround and two radiators.

Kitchen/diner

15' 2" x 11' 6" (4.62m x 3.51m)

With a range of wall, base & drawer units, sink & drainer, integrated double oven, hob & extractor hood, plumbing for a washing machine & dishwasher. This room offers ample space for a dining table & chairs.

Utility Room

8' x 6' 1" (2.44m x 1.85m)

Housing the boiler and offering additional plumbing for a washing machine or dishwasher.

Conservatory

18' 6" x 6' (5.64m x 1.83m)

With window to all elevations allowing lots of natural light.

Bedroom One

11' 4" x 12' (3.45m x 3.66m)

A spacious double bedroom with a window to the front elevation, two radiators and fitted wardrobes & storage.

Bedroom Two

11' 11" x 11' 6" (3.63m x 3.51m)

Another great sized double bedroom with window to side elevation and two radiators.

Bedroom Three

12' 5" x 14' 7" (3.78m x 4.45m)

With a window looking out to the rear elevation & radiator.

Wet Room

With shower, Wc, wash hand basin, towel radiator,

storage & opaque window to rear elevation.

Bedroom Four

11' 3" x 10' (3.43m x 3.05m)

With built in storage, two radiators, windows to two elevations and a door leading into the rear garden.

En-Suite

Bath with shower over, Wc, wash hand basin &

radiator.

External

Beautifully landscaped front & rear gardens situated on a large plot with a great sized driveway to the front of the property allowing ample space for up to 8 cars or for a motor home or caravan.

The rear gardens are securely fenced with secure gate access to the top and bottom of the garden with field and wooded views to the rear. A summer house is also in the rear garden as well as a large shed with electricity and the garden also benefits from security lighting.

The rear garden has very large pond which will be included in the sale of the property. Stock and equipment will not be included in the sale.



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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- ***RECENTLY REDUCED***
- FOUR BED DETACHED CHALET BUNGALOW
- LANDSCAPED FRONT & REAR GARDENS
- LARGE DRIVEWAY
- QUIET VILLAGE LOCATION

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over

£250,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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