



**Primrose Cottage East End, Thorpe St. Peter Skegness PE24 4PQ**

william  
h brown

welcome to

## Primrose Cottage East End, Thorpe St. Peter Skegness

Detached Cottage Style House situated in the Lincolnshire Countryside offering stunning field views to the rear. The property offers a Master Bedroom with balcony, 1 Double and 1 Single room, Bathroom, Lounge, Kitchen, Dining area & Utility space. Private Drive & Gardens.

### Entrance Hall

Has stairs to the first floor as well as under stairs storage, radiator and doors leading into the following rooms:

### Lounge

17' 3" x 16' ( 5.26m x 4.88m )

Has a window to the side elevation, 2 radiators, storage cupboard and French doors.

### Kitchen Diner

19' 2" max into dining area x 12' 5" max ( 5.84m max into dining area x 3.78m max )

Comprising of wall, base and drawer units with worktop space over, sink, 2 windows to the side elevation, integrated oven, hob & extractor, tiled splashbacks, open arch way which leads into the dining area which has a radiator and log burner.

### Wc

Has WC, sink & towel radiator.

### Utility Room

9' 4" x 5' 5" ( 2.84m x 1.65m )

Has worktop space with space and plumbing for a washing machine and tumble dryer. There is also a door leading to the rear.

### Landing

Has a window, radiator and doors leading into the following rooms:

### Bedroom 1

17' 3" max x 21' 4" ( 5.26m max x 6.50m )

Has a window to the side, 2 radiators, cupboard with wardrobe space & doors leading out to the balcony. There is also room for an en-suite if any prospective buyer wanted to put this in.

### Bedroom 2

12' 3" x 11' 5" ( 3.73m x 3.48m )

Has a window and radiator.

### Bedroom 3

12' 4" x 7' 8" ( 3.76m x 2.34m )

Has loft hatch access, window and radiator.

### Bathroom

Comprising of bath, WC, sink with vanity unit below, part tiled walls, towel radiator & opaque window.

### External

The property offers a good sized driveway as well as a good sized rear garden which is mainly lawned with a patio area, pergola & hot tub. The rear has stunning field views as well as a workshop outbuilding which is 30ft long with central heating and insulation ideal for a workshop, hobby space or home office if required.





***view this property online*** [williamhbrown.co.uk/Property/SKG109808](http://williamhbrown.co.uk/Property/SKG109808)



welcome to

## Primrose Cottage East End, Thorpe St. Peter Skegness

- Extensively refurbished, detached cottage style house
- Three bedrooms with Master having a Balcony
- Cosy Country cottage feel throughout
- Lounge, Dining Room, Kitchen & Utility Space
- Situated on a generous sized plot with sprawling field views to the rear

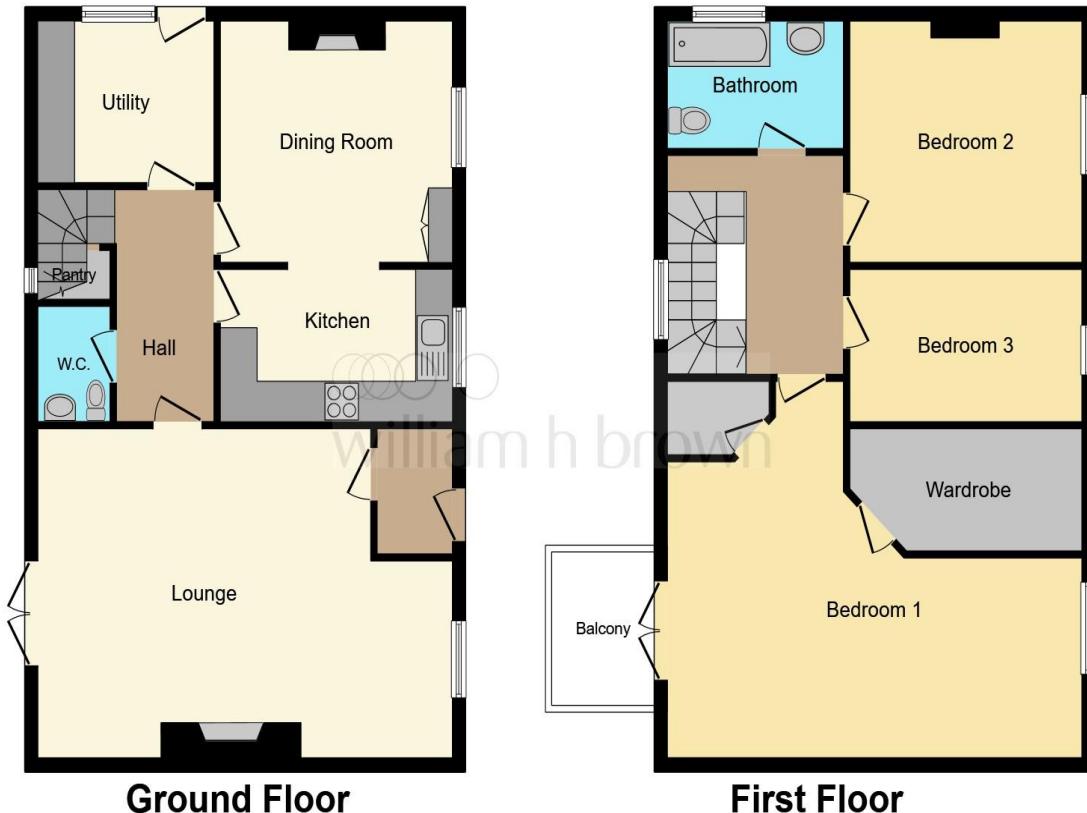
Tenure: Freehold EPC Rating: E

Council Tax Band: A

**£400,000**

**directions to this property:**

See Multi-map illustration



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)

**view this property online** [williamhbrown.co.uk/Property/SKG109808](http://williamhbrown.co.uk/Property/SKG109808)



Property Ref:  
SKG109808 - 0012

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01754 768311**



[Skegness@williamhbrown.co.uk](mailto:Skegness@williamhbrown.co.uk)



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)

