





The Old Barn Low Lane,Croft SKEGNESS PE24 4SQ

william h brown

welcome to

The Old Barn Low Lane, Croft SKEGNESS

A beautifully presented four-bedroom detached home occupying approximately 0.4 acres (sts) in a private setting within the sought-after village of Croft. Freshly decorated in an attractive cottage style.

Entrance Hall
A welcoming entrance hall featuring separate coat and shoe storage, providing excellent practicality before leading through to the spacious kitchen/diner.

Kitchen/Diner
27' x 13' (8.23m x 3.96m)
A stylish and beautifully presented kitchen fitted with a range of white gloss wall and base units complemented by wood-effect worktops and attractive green vinyl tiled splashbacks. A stainless steel sink sits beneath the front-facing window, while integrated electric oven and hob, together with appliance space for a fridge/freezer and dishwasher, provide modern convenience. A central island creates the perfect social hub, whilst the generous dining area offers ample space for family meals and entertaining, flowing seamlessly into the adjoining reception room.

Reception Room
13' 1" x 13' 1" (3.99m x 3.99m)
A versatile additional reception room ideal as a second sitting room, home office, study or playroom. Featuring Juliet doors opening onto the wrap-around gardens, the room enjoys an abundance of natural light, log burner and pleasant garden views.

Utility Room
6' 7" x 5' 8" (2.01m x 1.73m)
A practical utility area offering dedicated space for both washing machine and tumble dryer, keeping laundry facilities discreetly tucked away. An additional fitted pantry provides excellent storage for food and household essentials.

Lounge
20' 3" x 15' 8" (6.17m x 4.78m)
A spacious and inviting lounge featuring attractive wood flooring, a charming fireplace and sliding patio doors opening directly onto the rear garden. A further side aspect window allows plenty of natural light to fill the room.

Family Bathroom
A generously proportioned ground floor family bathroom fitted with easy-maintenance flooring, a walk-in shower, separate bath, WC and wash hand basin. Two side aspect windows provide natural ventilation and light.

Bedroom One
16' x 10' (4.88m x 3.05m)
A well-proportioned ground floor double bedroom featuring a rear aspect window, radiator and the added convenience of a private en-suite WC.

Landing Area
A spacious first-floor landing offering excellent additional living space, ideal for a reading nook or snug. A uPVC door provides direct access onto the impressive roof terrace.

Bedroom Two
13' 1" x 13' 1" (3.99m x 3.99m)
A spacious double bedroom with window overlooking the side aspect.

Bedroom Three
13' 6" x 10' 4" (4.11m x 3.15m)
A generous double bedroom enjoying dual aspect windows to the front and side elevations, creating a bright and airy atmosphere, together with a radiator.

Annex
Accessed directly from the main kitchen/diner, the









beautifully presented & self contained annex has been finished in keeping with the property's charming cottage style. Offering exceptional versatility, it presents an ideal opportunity for multi-generational living, guest accommodation or potential self-contained living, subject to any necessary permissions.

Annex Reception Room
15' 9" x 12' (4.80m x 3.66m)
A spacious and light-filled living area with a front-facing window and double uPVC doors opening to the front garden.

Annex Kitchen
12' x 6' (3.66m x 1.83m)
Fitted with white base units, wood-effect worktops, an integrated oven and hob, appliance space for a washing machine and windows to both the front and rear elevations.

Annex Bedroom
13' 7" x 9' 9" (4.14m x 2.97m)
A generous double bedroom offering ample space for bedroom furniture, with uPVC doors opening into the adjoining sun room.

Annex En-Suite
Comprising a walk-in shower, WC and wash hand basin, finished with tile-effect flooring and a side aspect window.

Annex Sun Room
13' 7" x 6' 8" (4.14m x 2.03m)
A useful additional space with excellent potential for further enhancement, enjoying direct access to the enclosed annex garden.

External Front
The property is approached via a generous driveway providing ample off-road parking and access to the garage. Extensive lawned gardens extend to both sides, creating an attractive first impression while enjoying open countryside views.

External Rear
The wrap-around rear gardens are predominantly laid to lawn with gravelled seating areas, providing the perfect setting for outdoor entertaining, family enjoyment or simply taking in the surrounding countryside.

Annex External
A useful additional space with excellent potential for further enhancement, enjoying direct access to the enclosed annex garden.

Agents Note
The property benefits from a full rewire throughout and the sceptic tank system has been replaced.

welcome to

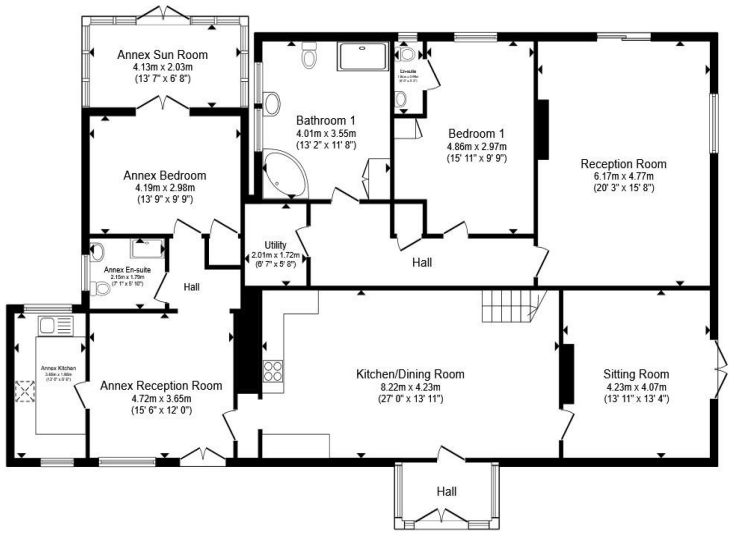
The Old Barn Low Lane, Croft SKEGNESS

- Detached Family Home with Four Bedrooms
- Freshly Decorated Throughout
- Three Reception Rooms
- Open plan Kitchen/Diner with central island and versatile dining space
- Family Bathroom

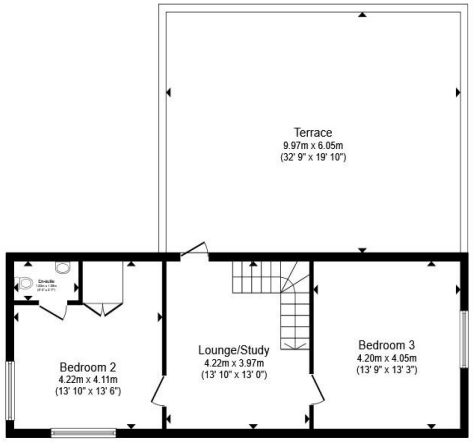
Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in the region of

£365,000



Ground Floor



First Floor

Total floor area 243.3 m² (2,619 sq.ft.) approx

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.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/SKG110175

The Property Ombudsman

Property Ref:
SKG110175 - 0006

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

01754 768311

Skegness@williamhbrown.co.uk

20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.