





Pear Tree Manor Park Wainfleet Bank,Wainfleet

Skegness PE24 4ND

william h brown

welcome to

Pear Tree Manor Park Wainfleet Bank, Wainfleet Skegness

Stylishly decorated two-bedroom detached lodge in Wainfleet Bank featuring an open-plan kitchen/lounge, master bedroom with en-suite, modern interiors and a peaceful countryside setting.

Entrance/Kitchen
9' 6" x 8' 9" (2.90m x 2.67m)
The property is entered directly into the impressive open-plan kitchen and living space. The kitchen is fitted with a range of light-fronted base and wall units complemented by attractive marble-effect worktops. Integrated appliances include an electric oven, hob with extractor over, dishwasher, microwave and washing machine, providing a practical and stylish cooking environment. There is also an additional american-style fridge freezer in place. A stainless steel sink and drainer is positioned beneath a window to the side aspect, allowing for natural light whilst preparing meals. The kitchen flows seamlessly into the lounge area, enhancing the sense of space throughout.

Lounge/Dining Area
19' 3" x 12' (5.87m x 3.66m)
Open plan to the kitchen yet thoughtfully defined as a separate living space, the lounge offers a comfortable and inviting area to relax. The room benefits from carpeted flooring, a radiator and an attractive electric fireplace, creating a cosy focal point. Including the furniture in place, making it ideal for both everyday living and entertaining. Two patio doors provide excellent natural light and offer direct access onto the decking area, seamlessly connecting the indoor and outdoor living spaces.

Bedroom One
9' 5" x 9' 5" (2.87m x 2.87m)
A well-appointed master bedroom enjoying a peaceful rear aspect. The room benefits from fitted storage, a radiator and a window overlooking the rear of the property. Generous in size, it includes the bedroom furniture and is further enhanced by the convenience of its own access to the bathroom.

En-Suite Bathroom
Fitted with a modern three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin. The room also benefits from a window to the side aspect providing natural ventilation and light, whilst tile-effect flooring adds a practical and contemporary finish.

Bedroom Two
9' 5" x 7' 8" (2.87m x 2.34m)
A further spacious double bedroom with a window to the rear aspect and radiator. Currently arranged as a twin room, it offers versatile accommodation ideal for guests, family members or visiting friends.

External
To the front of the lodge is a generous decking area, providing the perfect space for outdoor dining, entertaining or simply enjoying the surrounding peaceful setting. The remainder of the plot has been designed for ease of maintenance with slabbed areas surrounding the property and an outdoor shed. The lodge also benefits from two allocated off-road parking spaces, adding further convenience for owners and visitors alike.









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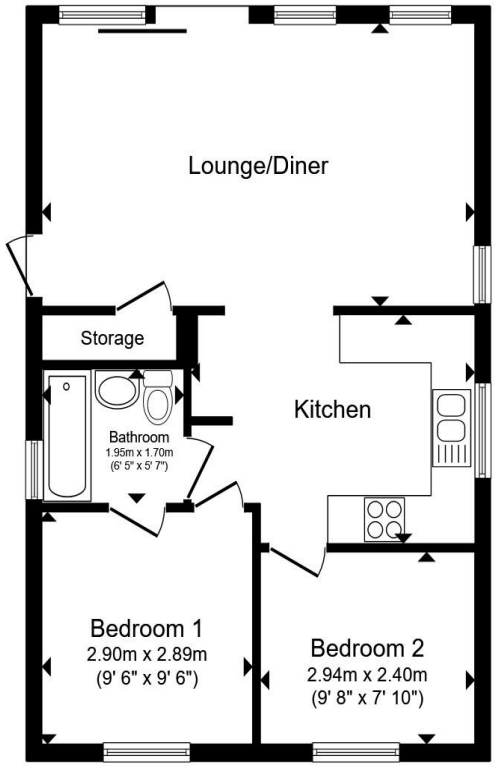
Pear Tree Manor Park Wainfleet Bank, Wainfleet Skegness

- Detached Two Bedroom Lodge
- Stylishly Decorated Throughout
- Spacious Open-Plan Kitchen, Lounge & Dining Area
- Fitted Kitchen with Integrated Appliances
- Master bedroom with direct access to bathroom

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£80,000



Total floor area 53.3 m² (574 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

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The Property Ombudsman

Property Ref:
SKG110538 - 0004

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