



**Acorn Lodge Summer Gates Lane, Bratoft PE24 5BZ**

**welcome to**

**Acorn Lodge Summer Gates Lane, Bratoft**

Unique and versatile 4-bedroom detached property in Bratoft, set on approx. 2 acres of land (sts). Offering spacious open-plan living, master en-suite, cinema room, office/5th bedroom, and excellent potential for business use (STPP).

Short drive to Burgh le Marsh, Skegness, Spilsby & Boston!!



### **Entrance Porch**

6' 9" x 4' 1" ( 2.06m x 1.24m )

External steps lead up to the entrance porch, a door leading into the entrance hall which has stairs leading down to part of the property as well as stairs leading up to the bedrooms. There are doors leading into the impressive open plan space.

### **Open Plan Lounge**

23' 7" x 27' 2" ( 7.19m x 8.28m )

A lovely bright and unique space offering a window to the front elevation, radiator, log burner and open plan leading into the kitchen dining area:

### **Open Plan Kitchen Dining Area**

17' 3" x 13' 7" ( 5.26m x 4.14m )

Offering a range of modern wall, base and drawer units with complimentary worktop space over, integrated NEFF double oven, island with sink and quettle hot water tap, NEFF hob and extractor fan, two sets of sliding doors leading to the rear garden, vertical radiator and ample space for a dining table and additional furniture.

### **Stairs Leading Down To: Garage/ Gym/ Workshop**

24' 1" x 18' 1" ( 7.34m x 5.51m )

This space is versatile and can be used as a hobby space, gym or workshop with bi-fold doors to the front as well as electric roller door and central heating boiler.

### **Office/ Bedroom 5**

14' 9" x 8' 8" ( 4.50m x 2.64m )

Another great versatile space which could be used as a home office, walk-in wardrobe, play room, study or additional bedroom 5 which has a window and radiator.

### **Cinema Room**

15' x 14' 9" ( 4.57m x 4.50m )

A unique addition to the property is the Cinema Room. This could also be used for a number of purposes with radiator and sliding door leading externally.

### **Wc**

Has a WC, sink with vanity unit and a window.

### **Landing**

Has doors leading into the following rooms:

### **Bedroom 1**

16' 4" x 12' 8" ( 4.98m x 3.86m )

Has a window and radiator and door leading into:

### **En-Suite**

Has a shower, WC and sink with vanity storage.

### **Bedroom 2**

17' 3" x 11' ( 5.26m x 3.35m )

Has a window and radiator

### **Bedroom 3**

12' 4" x 10' 11" ( 3.76m x 3.33m )

Has a window and a radiator

### **Bedroom 4**

8' 11" x 12' 4" ( 2.72m x 3.76m )

Has a window and a radiator and built in wardrobes.

### **Family Bathroom**

The family bathroom offers a separate bath, walk in shower, part tiled walls, WC, sink with vanity storage below and an opaque window.

### **External**

Externally the property is approached by gates leading into the gravelled driveway for numerous cars and vehicles. There is also lawned space which leads around to the rear garden area. The rear offers ample patio space and 4 sheds. The property roughly sits on 2 acres STS.

### **Garage**

13' 8" x 15' 5" ( 4.17m x 4.70m )

Up and over door and personnel door to the rear.

### **Agents Note**

Please be aware that there is a land restriction on the

2 acres that restricts caravans being situated on the land. Please call the Branch for more information.



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## Acorn Lodge Summer Gates Lane, Bratoft

- Unique, modern & spacious 4-bedroom detached home set over three levels
- Sought-after location in Bratoft, Lincolnshire
- Spacious open-plan lounge, kitchen & dining area
- Master bedroom with en-suite shower room
- 3 further good-sized bedrooms + family bathroom

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers over

**£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SKG109943 - 0012

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directions to this property:

See Multi-map illustration



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