



Morton House, Croft Lane

Croft, Skegness

A stunning three bedroom detached character cottage, beautifully modernised by the current owners and set in a peaceful rural village location just a short drive to the market town of Wainfleet all Saints and the popular coastal resort of Skegness. A spacious and welcoming Entrance Hall opens into a cosy Snug, Study, ground floor W.C, a spacious 23 ft Lounge with multifuel stove and bi-fold doors opening onto a covered seating terrace and a beautifully fitted 24 ft Kitchen and Dining Room. To the first floor, all three Bedrooms are doubles, with the master benefitting from its own En-Suite. There's also a stylish family bathroom and spacious Landing area for extra wardrobe space. If you're looking for extra space for hobbies or working from home, the property includes a detached Workshop with door leading to a Garage/Games Room. Morton House stands in grounds of approximately 3.2 acres with extensive gravelled driveway providing parking for several vehicles, formal cottage gardens with outside kitchen and covered seating area, and an orchard with a variety of fruit trees leading down to a grass Paddock. Viewing is essential to appreciate the tranquil rural setting.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

AGENTS NOTES These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





ACCOMMODATION

Entrance is on the front elevation via a open porch with a composite door opening to the:-

HALLWAY

11' 9" x 14' 5" (3.58m x 4.40m)

Providing a spacious and welcoming entrance with with pvc windows to the front elevation, radiator, oak flooring and open staircase leading to the first floor.

W.C

With W.C, table top hand basin, opaque pvc window to the side elevation, oak flooring.

STUDY

8' 0" x 7' 3" (2.43m x 2.20m)

With pvc window to the front elevation, radiator, oak flooring.

SNUG

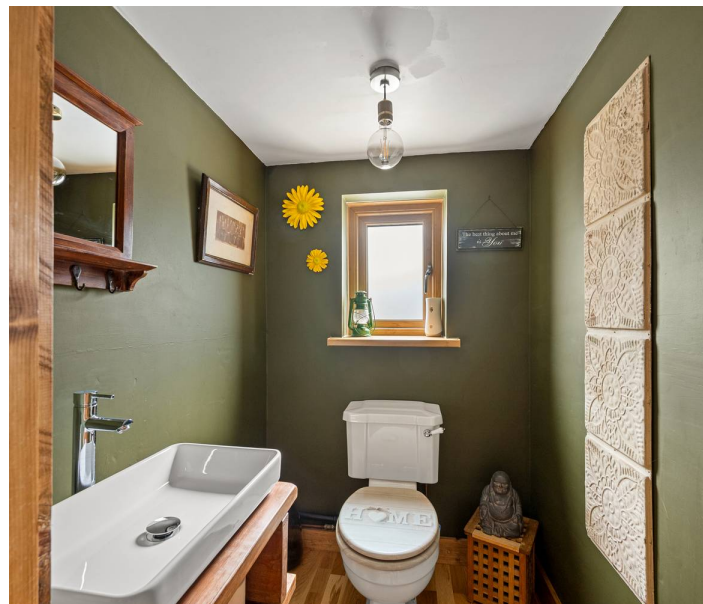
12' 0" x 11' 9" (3.65m x 3.57m)

With pvc window to the front elevation, radiator, oak flooring.

LOUNGE

23' 5" x 11' 11" (7.13m x 3.62m)

With pvc widows to the side and rear elevations, oak flooring, feature brick fireplace with wooden mantle and inset multifuel stove, 2 radiators, bifold doors opening onto the paved covered seating terrace.



DINING KITCHEN

24' 3" x 12' 5" (7.38m x 3.79m)

Beautifully fitted with a modern range of shaker base unit with worksurfaces and matching upstands above, feature wood plank wall shelving, inset ceramic belfast style sink with hot tap, twin built in ovens with induction hob above, space and plumbing for dishwasher, space for fridge freezer, pvc window to the side elevation and porcelain tiled floor leading through to the dining area with matching base units and worksurfaces, pvc windows to three sides and french doors opening onto the side garden.

1ST FLOOR LANDING

Providing a useful space for sitting or extra wardrobe space with Velux skylight window, radiator.

BEDROOM 1

14' 5" x 12' 1" (4.39m x 3.69m)

With pvc window, radiator, door to:-

EN-SUITE SHOWER ROOM

11' 7" x 8' 2" (3.54m x 2.48m)

Fitted with a large walk in shower enclosure with glass screen, pedestal hand basin, W.C, triple doored built in storage cupboard, tiled walls and floor, pvc window.

BEDROOM 2

12' 6" x 11' 11" (3.80m x 3.62m)

With pvc window, radiator.

BEDROOM 3

12' 0" x 11' 9" (3.67m x 3.57m)

With pvc window and Velux skylight window, radiator.

BATHROOM

11' 11" x 7' 6" (3.63m x 2.29m)

Fitted with a freestanding bath with pillar tap, large walk in shower enclosure with glass screen, W.C, hand basin in a vanity unit, tiled walls, radiator, pvc window, Velux skylight window.



PORTOBELLO ROAD W.11





OUTSIDE

Morton House is approached via wooden vehicle gates opening onto an extensive gravelled drive providing ample parking. There is a further concrete hardstanding area in front of the Garage with adjacent log store and timber Shed. To the side and rear of the house are enclosed private garden areas with a paved seating terrace and barbecue area with outdoor sink and leading round to the rear where there is a further covered patio seating area and lawned garden. The oil fired central heating boiler and oil tank are also located here. Beyond the driveway are formal lawned gardens with mature trees, a variety of fruit trees including cherry, apple, plum and damson, cultivated areas, a Greenhouse house and leading to a Paddock. The property stands in grounds of approximately 3.2 acres overall.

WORKSHOP

18' 6" x 17' 11" (5.65m x 5.46m)

With composite entrance door and 2 pvc windows to the side elevation, worksurfaces with inset belfast style sink and mixer tap over, space and plumbing for washing machine, space for dryer, light and power connected, roof storage space, internal door to:-

GARAGE / GAMES ROOM

20' 3" x 18' 3" (6.16m x 5.57m)

With composite entrance door and pvc windows to the side elevation, roller shutter vehicle door to the rear elevation, light and power connected.

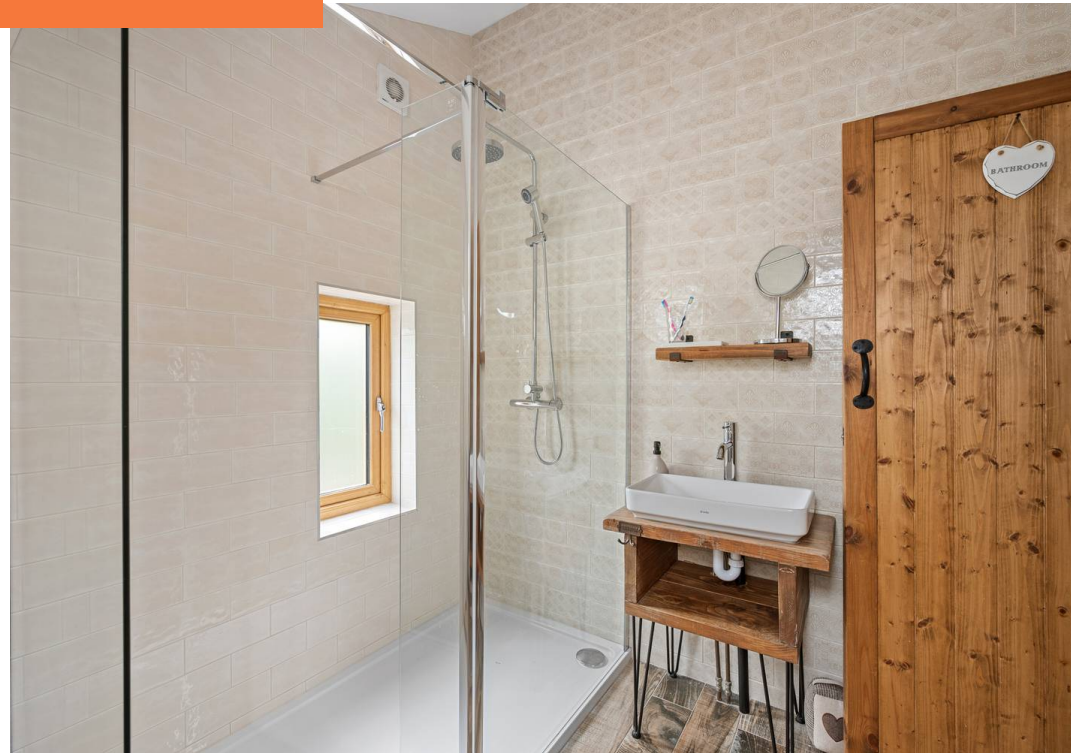
IMPORTANT NOTE

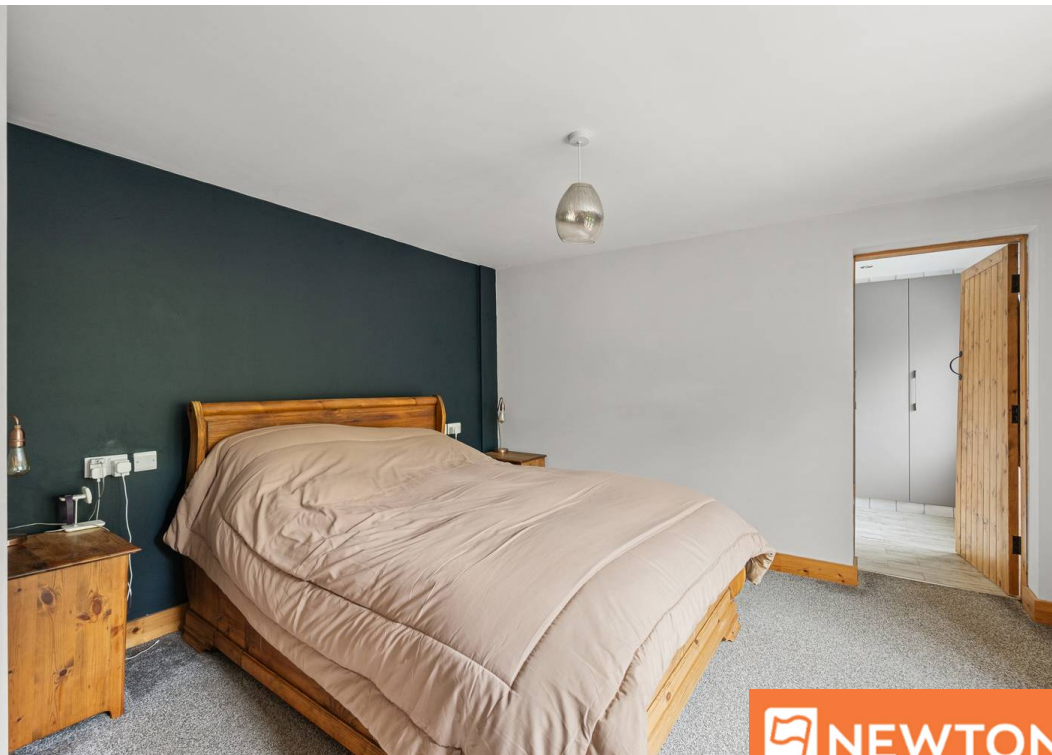
The property is located within the region of the planned Outer Dowsing Offshore Wind green energy initiative. Prospective purchasers should note that underground cables are to be located in the adjacent field.



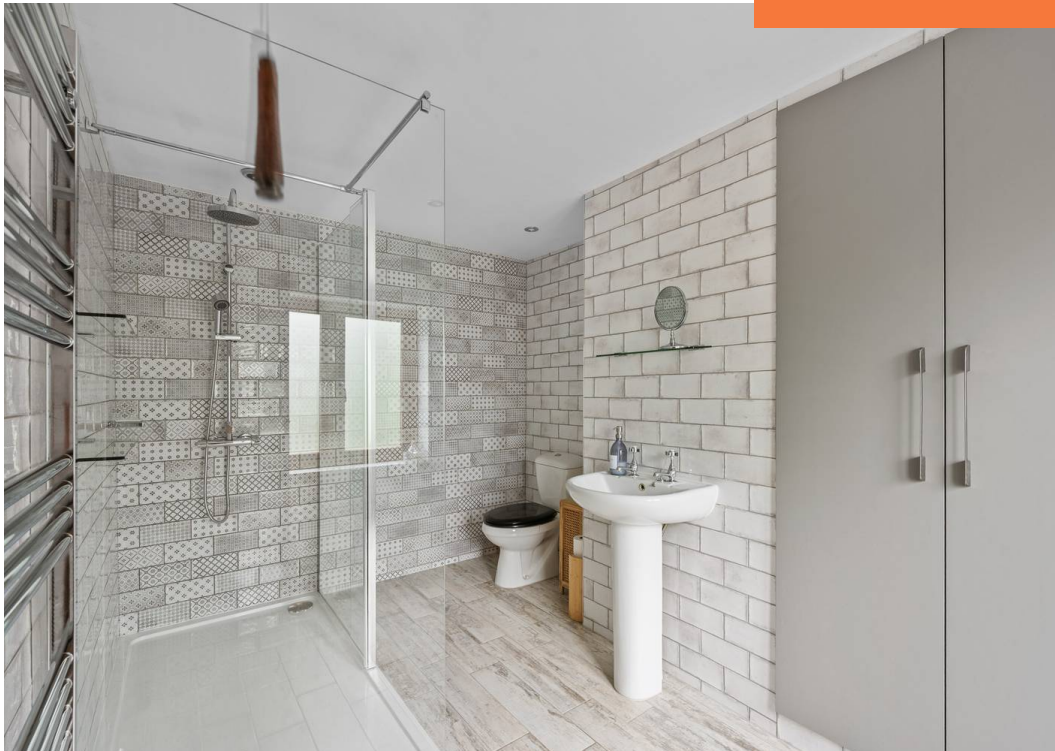


 **NEWTON FALLOWELL**





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TENURE

Freehold.

SERVICES

The property has mains electricity and water and drainage connected. Heating is via an oil fired central heating boiler served by radiators. Drainage is to a private system. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band D – 2026/27 – £2229.98

ANTI-MONEY LAUNDERING REGULATIONS

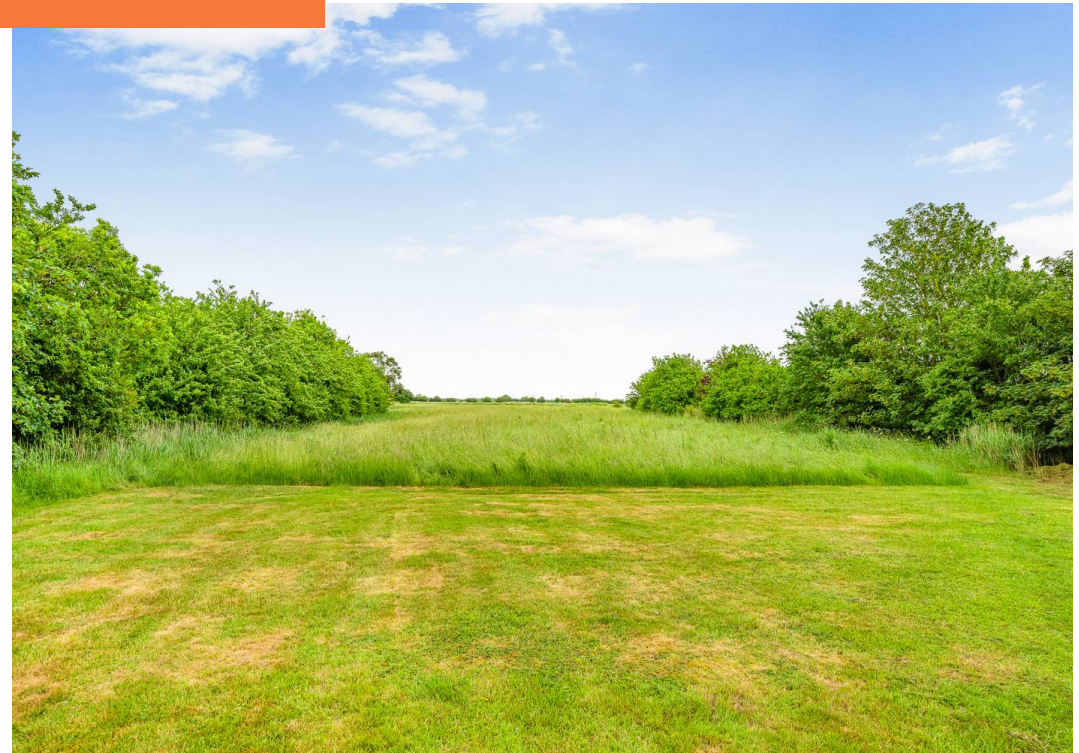
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





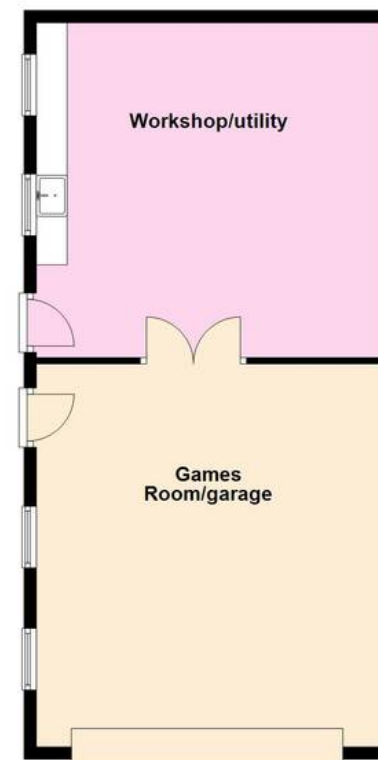


 **NEWTON FALLOWELL**



Ground Floor

Approx. 158.2 sq. metres (1702.9 sq. feet)



First Floor

Approx. 78.8 sq. metres (847.8 sq. feet)





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