



9 Council House Station Road

Thorpe St. Peter, Skegness

No Chain. A beautifully presented 3 bedroom family home situated in a pleasant rural village just a short drive from the market towns of Wainfleet All Saints and Spilsby and close by is the popular seaside resort of Skegness. The accommodation comprises entrance hall, 18' lounge diner, fitted kitchen and boiler room to the ground floor. To the first floor are 3 bedrooms and family bathroom. Externally the property benefits from a block paved frontage proving ample parking and a good sized lawned garden to the rear. Viewing is essential to appreciate the beautiful open farmland views from both the front and rear of the house. EPC (tbc)

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





ACCOMMODATION

Entrance is on the front elevation via a pvc door to the:-

HALLWAY

With radiator, tiled floor, built in cupboard with integral radiator, stairs to first floor,

KITCHEN

10' 11" x 10' 6" (3.32m x 3.19m)

Fitted with base and wall units including glazed displays and pan drawers, work surfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, space for electric oven with extractor hood above, tiled floor, radiator, pvc window to the front elevation, pvc door to the side and arch leading to an alcove housing the electric central heating boiler.

LOUNGE DINER

18' 0" x 12' 11" (5.48m x 3.93m)

With pvc window to the front elevation with lovely open farmland view and further pvc window to the rear elevation, fireplace surround with electric stove, wood effect laminate flooring.

1ST FLOOR LANDING

With pvc window to the side elevation, access to roof space with pull down ladder and light.

BEDROOM 1

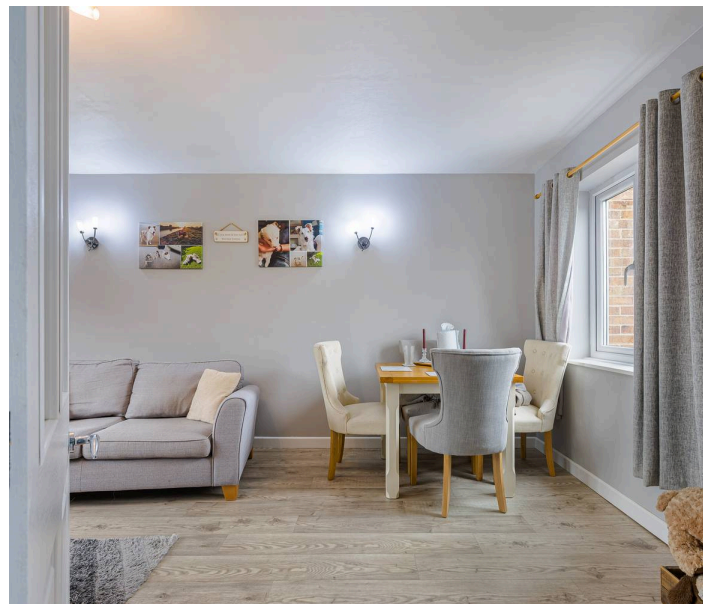
12' 10" x 10' 7" (3.91m x 3.23m)

With pvc window to the rear elevation with lovely farmland views, radiator, built in wardrobe.

BEDROOM 2

11' 0" x 10' 6" (3.35m x 3.21m)

With pvc window to the rear elevation with lovely farmland views.



BEDROOM 3

10' 6" x 7' 3" (3.19m x 2.20m)

With pvc window to the front elevation with lovely farmland views, radiator.

BATHROOM

7' 0" x 5' 6" (2.13m x 1.67m)

Fitted with a panelled bath with shower attachment over, pedestal hand basin, W.C, heated towel radiator, tiled walls and floor, opaque pvc window to the rear elevation.

OUTSIDE

To the front of the house is a brick wall with wooden five bar gate and matching hand gate opening onto a block paved drive providing ample parking. A wooden latch door from the drive opens into a covered passage which leads to the rear garden and access to 3 useful BRICK STORES. The good sized rear garden is mainly lawned with slate chipped borders, a decked patio seating area and a small paved seating area. Beyond the rear garden lies open farmland.

TENURE

Freehold.

SERVICES

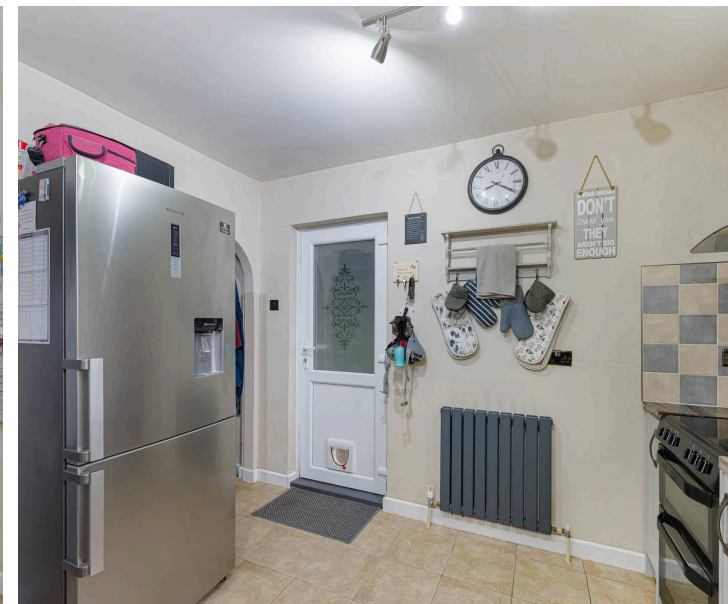
The property has mains electricity and water connected. Heating is via a wet electric heating system served by radiators. Foul drainage is to a sewerage treatment plant which serves 9 properties. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

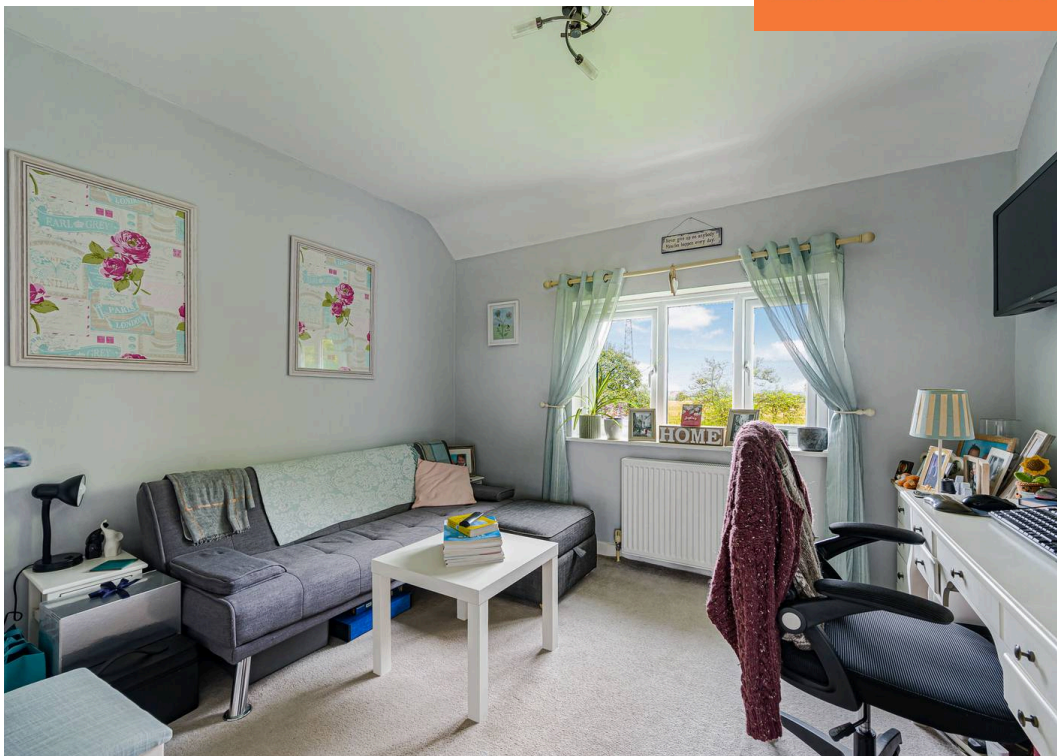
COUNCIL TAX

Charging Authority – East Lindsey District Council Band A – 2026/27 – £1,470.37





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AGENTS NOTES

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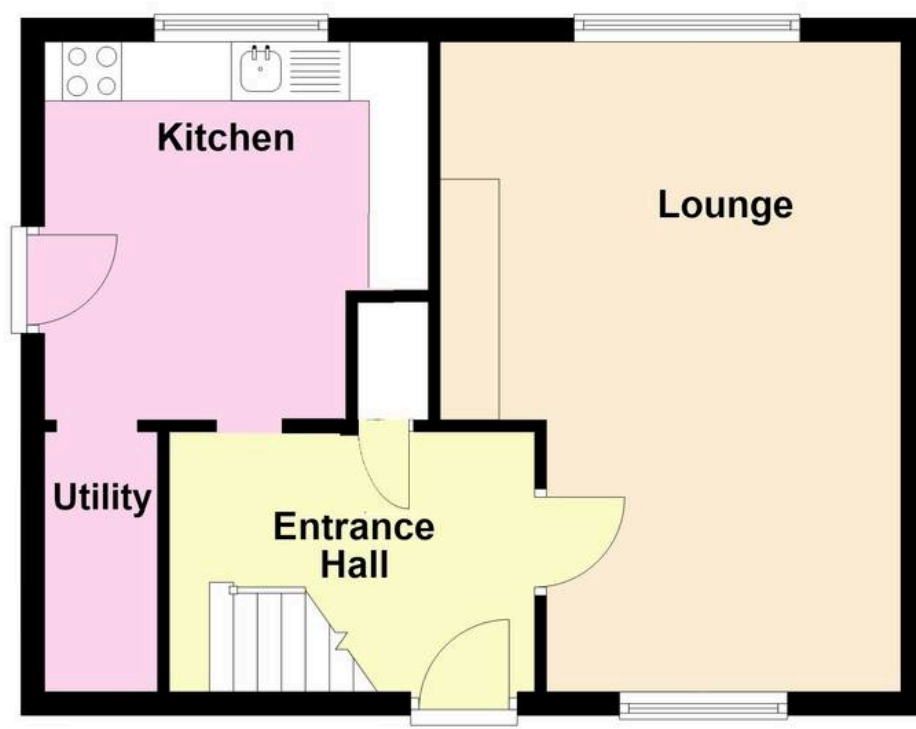


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Ground Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)





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