



CHOICE PROPERTIES

Estate Agents

The Old Barn Low Lane,
Skegness, PE24 4SQ

Price £399,950



It is a pleasure for Choice Properties to bring to the market this most spacious three bedroom detached house with the addition of a one bedroom annex; situated in a rural position yet only a short distance from the local amenities and beaches at Skegness, as well as the historic market town of Alford. Stood on a generously sized plot; approx. 0.4 acres (STS), this unmissable property comes with the added benefits of solar panels, open views to the rear and a high specification 'Mitsubishi' Air Conditioned heating system. To appreciate the size and character of the property on offer, early viewing is most certainly advised.

The generously proportioned and abundantly light and bright accommodation comprises:

Entrance Porch

Double opening 'French' doors leading into the entrance porch with triple aspect windows and a door leading to:

Kitchen/Dining Room

13'10" x 26'11"

Remarkably spacious kitchen/dining room, fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring induction hob, 'Kenwood' electric oven, space for a freestanding 'American' style fridge/freezer, integrated dishwasher, ample space for a dining table, mermaid boarded splashbacks, inset spot lighting, under cupboard lighting, TV aerial, laminate flooring and stairs to the first floor.

Sitting Room

13'10" x 13'4"

Fitted with a log burning stove set in a feature surround and hearth, double opening 'French' doors to the garden, oak flooring and a TV aerial.

Reception Room

20'3" x 15'8"

Light and airy reception room benefiting from a side window and sliding patio doors to the garden and fitted with an electric feature fireplace set in a feature surround, laminate flooring, TV aerial, and eight wall lights.

Hall

6'7" x 20'1"

With part tiled flooring, a built in storage cupboard (measuring 2'09" x 2'11), loft access and doors to:

Bedroom 1

16'0" x 13'5"

Spacious double bedroom with a single storage cupboard, door to the en-suite WC, TV aerial and oak flooring.

Downstairs En-Suite WC

6'3" x 3'3"

Fitted with a WC, hand wash basin, extractor fan and oak flooring.

Bathroom

13'4" x 9'5"

Sizeable bathroom fitted with a four piece suite comprising a corner jacuzzi bath tub with mixer tap, shower attachment and jets, large shower cubicle with double mains fed shower head over, hand wash basin with mixer tap; built into vanity and a WC with cistern lever, double built in airing cupboard, 'Envirovent Silent 100' extractor fan, oak flooring and inset spot lighting.

Utility Area

6'7" x 5'7"

Providing space for a tumble dryer, plumbing for a washing machine, the wall mounted water heater, extractor fan, tiled flooring and also the wall mounted consumer unit.

Annex Reception Room

12'0" x 14'11"

Fitted with laminate flooring, double opening 'French' doors to front aspect and a TV aerial.

Annex Kitchen

12'0" x 6'6"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker and laminate flooring.

Annex Lobby

5'9" x 5'8"

With a wall light, laminate flooring and doors to:

Annex WC

5'9" x 7'7"

Fitted with a WC with dual flush button, pedestal hand wash basin with single hot and cold taps, laminate flooring, heated towel rail and an extractor fan.

Annex Bedroom

11'11" x 13'7"

Double bedroom with laminate flooring, a TV aerial, four wall lights, double opening 'French' doors to the sun room and a built in storage cupboard housing the wall mounted consumer unit for the annex.

Annex Sun Room

6'6" x 12'7"

With a polycarbonate roof, double opening 'French' doors to the garden, triple aspect windows and power and lighting.

Landing/ Study

13'10" x 13'0"

Generously sized landing that could alternatively be utilised as a space for a home study, with a door out on to the roof terrace, inset spot lighting, telephone point and doors leading to:

Bedroom 2

13'10" x 13'2"

Spacious double bedroom with a TV aerial and inset spot lighting.

Bedroom 3

13'10" x 13'5"

Double bedroom with oak flooring, a TV aerial, double built in wardrobe and a door to the en-suite WC.

Upstairs En-Suite WC

3'3" x 5'0"

Fitted with a WC with cistern lever and a pedestal hand wash basin with single hot and cold taps.

Roof Terrace

20'3" x 26'6"

With metal railing to the perimeter of the roof terrace, over-looking some pleasant open views to the rear.

Driveway

Expansive driveway laid with shingle providing off road parking for multiple vehicles.

Garages and Car Port

To the side of the property you will find two double garages; both with up and over doors and power and lighting as well as a car pot for extra parking.

Garden

To the side and rear of the property you will find a privately enclosed garden laid to lawn with timber fencing and conifer trees to the boundaries. The rear garden further benefits from wall lighting, a paved patio area and open views to the rear. To the front of the property is a sizeable garden laid to lawn again with timber fencing and hedging to the boundaries.

Tenure

Freehold.

Viewing arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

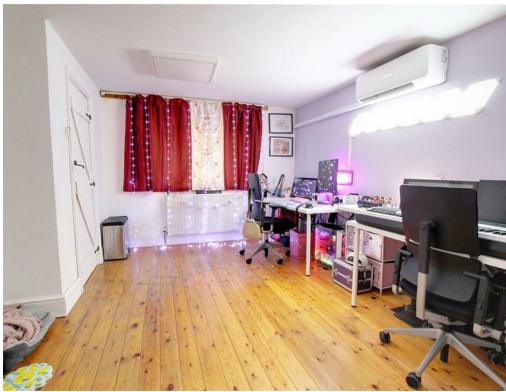
LN9 6PH

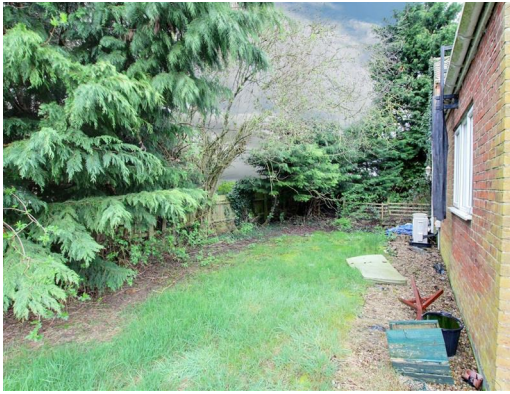
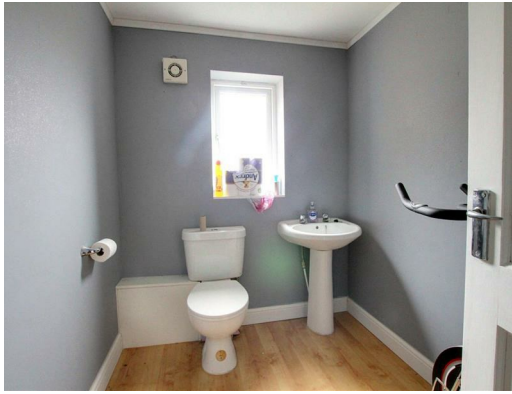
Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

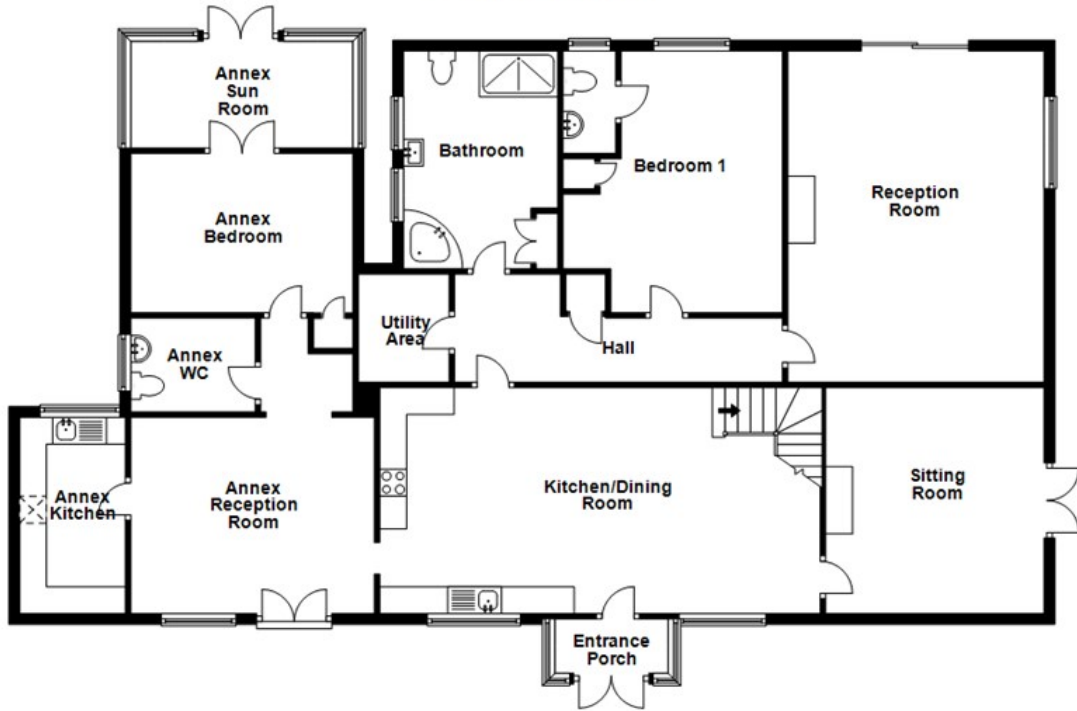
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





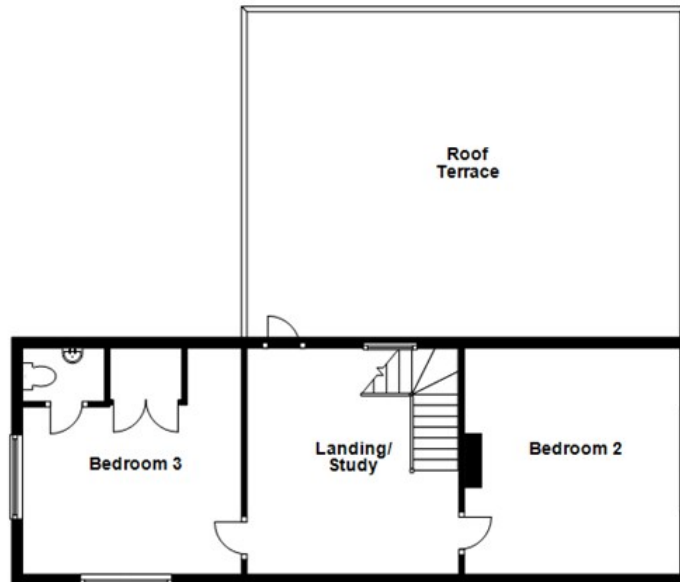
Ground Floor

Approx. 184.8 sq. metres (1988.8 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.6 sq. feet)



Total area: approx. 236.4 sq. metres (2544.5 sq. feet)

Directions

Please use the postcode PE24 4SQ to navigate to the property. As you turn on to Low Lane (coming from Burgh-le-Marsh) The Old Barn can be found set back on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

