



Marshlands, Chapel Lane, Addlethorpe

£200,000



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**Willsons**  
— SINCE 1842 —



# Marshlands, Chapel Lane, Addlethorpe, Skegness, Lincolnshire, PE24 4TG

## "AGENT'S COMMENTS"

*A traditional converted Lincolnshire cottage set within 0.47 acres (STS), situated minutes to the local beaches and amenities. With no onward chain and requiring a scheme of modernisation, this dwelling would be ideal for any buyer looking for a renovation project. The property offers far reaching views to The Wolds from the front aspect and yet the extensive plot provides ample privacy.*

## LOCATION

*Addlethorpe is a small village situated approximately 2 miles west of Lincolnshire's east coast. There are primary schools and doctor's surgeries in the neighbouring villages of Ingoldmells and Chapel St Leonards. The coastal town of Skegness is located approximately 5 miles to the south east being home to a grammar school and comprehensive secondary school along with a variety of shops, banks, eateries, supermarkets, a hospital and bus and train stations. There is also a variety of clubs and societies as well as leisure facilities including swimming pools, cinema and theatre.*



# Willsons

SINCE 1842

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<https://www.willsons-property.co.uk>



### Front Of Property

Approached via a gravel driveway leading to the rear of the property with boundaries of mature hedging.

### Kitchen/Diner

15'1" x 13'11" (4.60m x 4.24m )

With a range of base and wall units, tiled splashbacks, resin sink with mixer taps, space and plumbing for washing machine, electric night storage heater, vinyl flooring, windows to the front and rear of the property.

### Family Room

14'9" x 11'8" (4.50m x 3.56m)

With carpeted flooring, built in cupboard, open fire place with stone effect surround, electric night storage heater and window to the front of the property.

### Lounge

15' x 11'8" (4.57m x 3.56m)

With carpeted flooring, gas fire with wooden surround, electric night storage heater, windows to the front and rear of the property.

### Inner Hallway

With built in storage cupboard and carpeted flooring.

### Bathroom

6'10" x 5'11" (2.08m x 1.80m)

With part tiled walls, WC, sink, bath, vinyl flooring, electric wall heater, heated towel rail, windows to the side and rear of the property.

### Bedroom One

15' x 11'8" (4.57m x 3.56m )

With carpeted flooring and window to the front of the property.

### Bedroom Two

14'11" x 11'7" (4.55m x 3.53m)

With walk in storage area over stairs, carpeted flooring and window to the front of the property.

### Landing

With carpeted flooring and window to the rear of the property.

### Rear & Side Gardens

Predominately laid to lawn with borders of mature hedging, shrubs and trees. Original brick built outhouse with pantile roof set in the rear boundary, timber shed and greenhouse.

### Garage & Stable

Of brick built construction and pantile roofing, timber double doors to the garage and traditional stable attached.

### Services

We understand that mains electricity and water are connected to the property. Drainage is to a private system.

### Energy Performance Certificate

The property has an energy rating of 'G'. The full report is available from the agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 8993-7627-5140-0087-6992

### Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

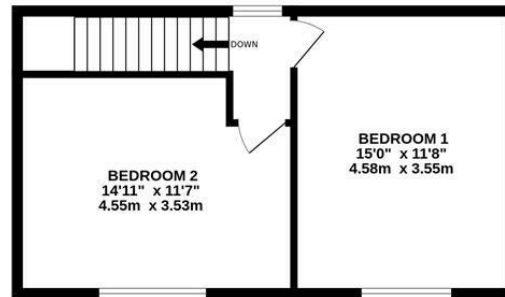
### Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

### What 3 Words

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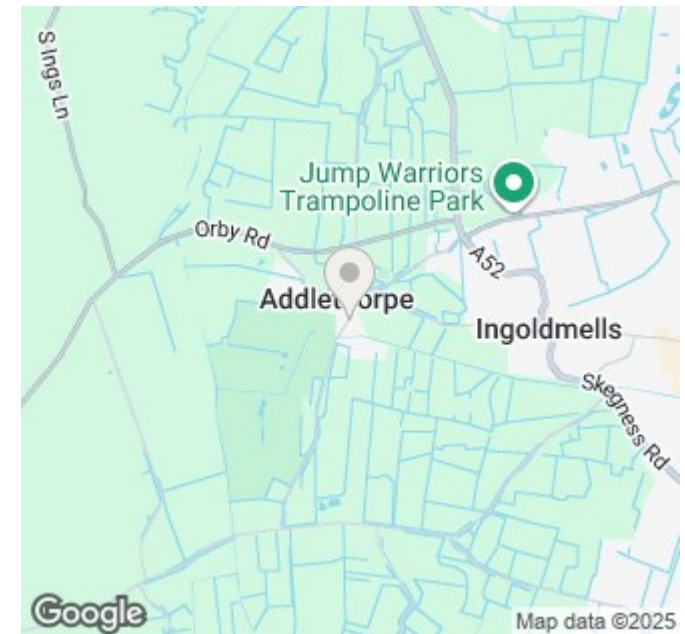


TOTAL FLOOR AREA: 1278 sq.ft. (118.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FLOORPLAN Not to scale – For identification purposes only

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**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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