



The Rockeries, Spilsby

£255,000



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Willsons
SINCE 1842

The Rockeries, Skendleby, Spilsby, Lincolnshire, PE23 4QE

"AGENT'S COMMENTS"

This delightful semi-detached country cottage on the edge of Lincolnshire Wolds offers two bedrooms, features a stylish dining living kitchen with a separate utility room, is complemented by a cosy living room with log burner and offers the convenience of a ground floor WC and a first floor family bathroom. This home provides practicality and well-designed comfort with a high-end finish and benefits from uPVC double glazed windows and gas-fired central heating. The landscaped wildlife gardens, complete with ponds and fruit trees, create an outdoor oasis perfect for relaxation and entertaining. The property is situated in a coveted rural village location, within walking distance of a country pub and with numerous footpaths into the Lincolnshire Wolds right on the doorstep.

Skendleby is a sought after village on the edge of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty. The village offers a local country pub, a village hall and the active church of St Peter & St Paul. It is located only 5 miles to the north of the Market Town of Spilsby which has primary and secondary schools, a range of local shops, supermarkets, doctors and dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes and holds a number of clubs and events for all ages. The town is located approximately 10 miles from the coastal resort of Skegness, approximately 24 miles north of the town of Boston and 37 miles east of the city of Lincoln.



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Front of Property

Accessed via a pedestrian gate to the raised frontage of mature herb garden and onward to the patio at the side, with external lighting and mature wisteria over to the side of the house.

Entrance Hallway

16'0" x 8'6" (4.9m x 2.6m)

Accessed via wooden partially double glazed front door into wide entrance hallway providing a great space for a home office, with radiator, under stairs cupboard and laminate flooring.

Living Room

18'8" x 13'5" (5.7m x 4.1m)

Dual aspect room with central chimney breast wall with open hearth, mantle and log burner, built-in storage and display cabinet to the right of the chimney breast, radiator, windows to the front and side of the property and laminate flooring.

Kitchen

14'1" x 22'11" max (4.3m x 7.0m max)

Dual aspect room with a range of stylish wall and base units to include glass display cabinets, two full-height pantry cupboards and free-standing wine rack, worktop with matching up-stands and tiled splash back, Smeg range cooker with stainless steel extractor fan over and decorative tiled splash back, ceramic sink with draining board and mixer tap, integrated dishwasher, space and plumbing for American style fridge, radiator, Viesmann wall-hung gas combination boiler, recessed down-lighting, tiled flooring, window to the rear garden, French door and windows providing direct access to the side patio and veranda

Utility Room & WC

7'10" x 4'11" (2.4m x 1.5m)

With an area of worktop, space and plumbing for washing machine and space for tumble dryer, WC, wash basin with tiled splashback, chrome towel radiator, recessed down lighting, extractor fan, high-level window with obscured glazing to the garden and tiled flooring.

First Floor Landing

9'6" x 2'11" (2.9m x 0.9m)

With radiator, loft access and carpeted flooring.

Bedroom One

8'2" x 15'8" (2.5m x 4.8m)

Dual aspect room with feature corner fireplace, radiator, windows over the rear garden and the side of the property and vinyl flooring.

Bedroom Two

13'1" x 8'10" (4.0m x 2.7m)

With feature fireplace to chimney breast wall, radiator, window to the side and carpeted flooring.

Bathroom

9'2" x 9'10" (2.8m x 3.0m)

With glazed shower enclosure, tiled surround and direct feed shower, freestanding bath with mixer tap and handset, WC, wash basin with wall hung illuminated mirror over, towel radiator, partial decorative wooden wall boarding, recessed down lighting, extractor fan, window to the front of the property with partially obscured glazing and laminate flooring.

Gardens

The south facing garden has been split into four sections. Running the full length of the kitchen leading to the rear of the kitchen is a Mediterranean style BBQ and dining area. Set on a slight incline, this delightful cottage style garden has planting to attract and support wildlife, which it does in abundance. The pathways wind the full length of this garden via a greenhouse and continue under two arches covered in honeysuckle, jasmine and roses giving year-round colour, scent and interest. There are numerous mature shrubs and trees to include cherries, nuts, pears, apples, figs and berries, two wildlife ponds which attract frogs, toads, newts and dragonflies. At the head of the garden there is a gate which opens onto the open fields and a small, wooded area to the side boundary; the boundaries are made up of hedging and fencing. This wonderful cottage garden is truly a wildlife lovers paradise.

Workshop & Garden Sheds

There is a large wooden workshop on a concrete base which offers power and lighting. There are several smaller sheds, some of which have power.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains gas, electricity, water and drainage are connected to the property.

Local Authority

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

Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0380-2317-4510-2305-5485

Viewing

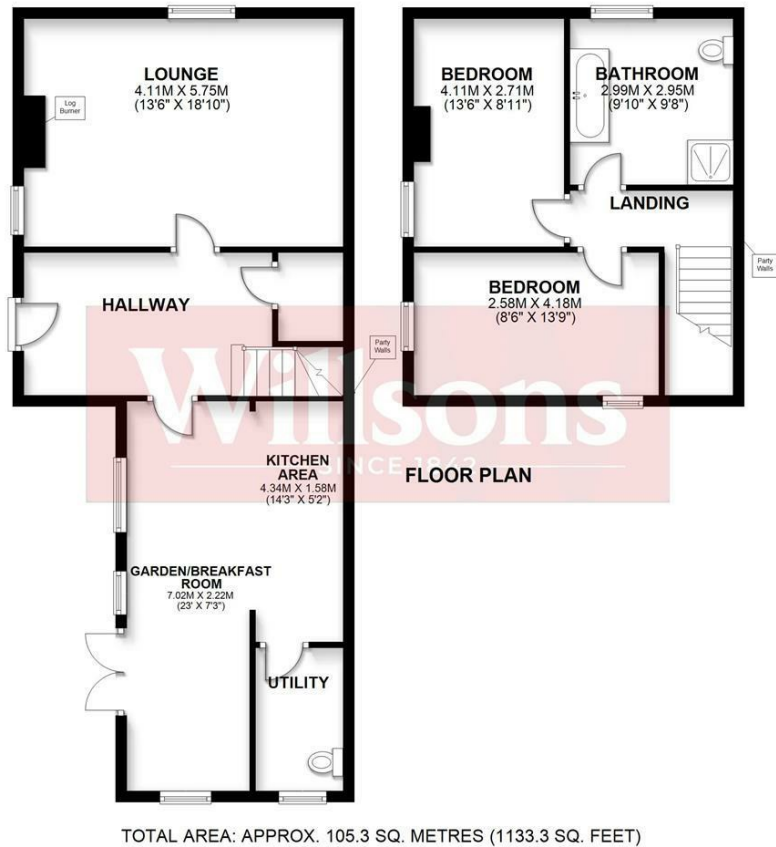
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions

From the A16 between Louth and Skegness, at Ulceby Cross round about continue onto the A1028 towards Skegness. After 2.5 miles turn right into Candlesby Road towards the village of Skendleby. The property can be found on the left in the centre of the village. What3words:///native.hagging.suppose



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FLOORPLAN Not to scale – For identification purposes only

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.



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.

