

Brackenfell, Groose Lane, Wainfleet St Mary

£500,000

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Willsons
SINCE 1842

Brackenfell, Groose Lane, Wainfleet St. Mary, Skegness, Lincolnshire, PE24 4EZ

"AGENT'S COMMENTS"

*** Unexpectedly back on the market ***
An exceptionally well presented detached house having the benefit of a self contained annexe, situated in a semi-rural location close to the market town of Wainfleet. This property would be ideal for any buyer looking for multi-generational living or the opportunity to generate an income as a holiday let. Having the benefits of an outdoor swimming pool, loggia, ample rear gardens, carriage driveway, orangery, kitchen/living/diner, en-suite to master bedroom, solar panels, uPVC windows and doors and underfloor heating throughout the ground floor.

LOCATION

Wainfleet is a market town in east Lincolnshire. It has a primary school and is home to Batemans Brewery along with shops, doctor's surgery and takeaways. Wainfleet has a railway station that is on the Nottingham to Skegness Line. The seaside town of Skegness is situated approximately 5 miles to east with the port town of Boston approx. 17 miles to the south west, both of which have a wide range the of shops, hospitals, and grammar and comprehensive schools as well as leisure facilities including swimming pools, cinema and theatre. There is also a comprehensive school at Old Leake.

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Front Of Property
With block paved carriage driveway, brick wall and mature trees to front of the driveway, bordered with closed board fencing and further brick wall to the side.

Porch
With LVT flooring and dual aspect windows to the side of the property.

Reception Hall
13'8" x 9'9" (4.17m x 2.97m)
With LVT flooring, understairs cupboard which houses the underfloor heating manifold and carpeted stairs leading to the first floor landing.

Lounge
24' x 11'8" (7.32m x 3.56m)
With bay window to the front and window to the side of the property, log burner with fire surround and LVT flooring.

Breakfast Room
10'5" x 9'3" (3.18m x 2.82m)
With LVT flooring and double doors on three sides, providing access to the kitchen, reception hall and family room.

Family Room
21'3" x 8'10" (6.48m x 2.69m)
With triple windows to the rear of the property, two roof lights and double doors leading to the Orangery.

Orangery
26' x 21'8" max (11'4" min) (7.92m x 6.60m max (3.45m min))
Being 'T' shaped of uPVC construction with dwarf lower walls, LVT Flooring and two pairs of French doors providing access to the patio and rear garden.

Kitchen/Diner
35'5" x 13'5" (10.80m x 4.09m)
With an extensive range of walnut style wall and base units and matching central island, under Korean worksurfaces, integrated Smeg double oven, inset ceramic hob with extractor over, 1 & 1/4 bowl inset sink with waste disposal unit and drainer, space for dishwasher and American style fridge freezer, pull out larder cupboard, integrated lighting, integrated fridge freezer in island, roof light over dining area and ceiling spotlights, LVT flooring, bay window to the front of the property, bi-folding doors leading to the patio area and rear garden.

Boiler Room/Cloakroom
10'1" x 4' (3.07m x 1.22m)
With WC, hand basin, tiled flooring, dual windows to the side of the property and oil fired boiler.

First Floor Gallery Landing
15'1" reducing to 11'5" x 7'6" (4.60m reducing to 3.48m x 2.29m)
Galleried landing being open to the ground floor, airing cupboard, access to the loft space and carpeted flooring.

Bedroom One
11'8" x 11'4" (3.56m x 3.45m)
With window to the rear of the property, opening into the dressing room and carpeted flooring.

Dressing Room
11'8" x (3.56m x)
With a range of built in wardrobes, carpeted flooring and window to the side of the property.

En-Suite
11'1" x 5'10" (3.38m x 1.78m)
With walk in shower cubicle and direct feed power shower, WC vanity unit, wash hand basin vanity unit, tiled walls and flooring, extractor fan and window to the front of the property.

Bedroom Two
11'5" reducing to 7'10" x 9'8" (3.48m reducing to 2.39m x 2.95m)
With over stairs cupboard, fitted wardrobes and window to the front of the property.

Bedroom Three
11'8" x 9'8" (3.56m x 2.97m)
With recessed double wardrobe, LVT flooring and window to the front of the property.

Bedroom Four
10'2" x 10' (3.10m x 3.05m)
With recessed double wardrobe, LVT flooring and window to the rear of the property.

Family Bathroom
12'4" x 6'4" (3.76m x 1.93m)
With curved bath, WC, floating wash hand basin, walk in shower cubicle with direct feed shower, tiled walls and flooring, chrome heated towel rail, extractor fan and window to the rear of the property.

Laundry Room
24'2" x 6'4" (7.37m x 1.93m)
With LVT flooring, access to the annexe and front and rear of the property.

Annexe Kitchen
11'10" x 7'3" (3.61m x 2.21m)
With a range of base and wall units, ceramic white sink and drainer with brass finish mixer tap, tiled splashbacks, ceramic inset hob, electric oven, extractor hood, space for undercounter fridge, low level floor lighting and vinyl flooring.

Annexe Lounge/Bedroom
19' x 13'9" (5.79m x 4.19m)
With window to the front of the property, vinyl flooring, Velux roof light and recessed wardrobes.

Annexe Shower Room
5'8" x 7'2" (1.73m x 2.18m)
With enclosed corner shower cubicle having multi point shower, WC, vanity unit hand basin, heated chrome towel rail and vinyl flooring.

Rear Garden
With patio areas adjacent to the property having loggia providing outdoor living space, brick built BBQ, Pizza oven, African style gazebo and swimming pool. The remaining gardens are predominately lawned with boarders of flower beds, mature shrubbery, hedging and trees, fully surrounded by wooden fencing.

Swimming Pool
28' x 14' (8.53m x 4.27m)
Underwater lighting, steps, handrail, summer and winter covers and automatic pool cleaner.

Energy Performance Certicate
The property has an energy rating of C. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0392-3063-2206-7636-0204

Services
We understand that mains, electricity, water and drainage are connected to the property. Heating is via an oil fired central heating boiler with underfloor heating to the ground floor and radiators to the first floor.

Tenure and Possession
The property is Freehold with vacant possession upon completion.

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

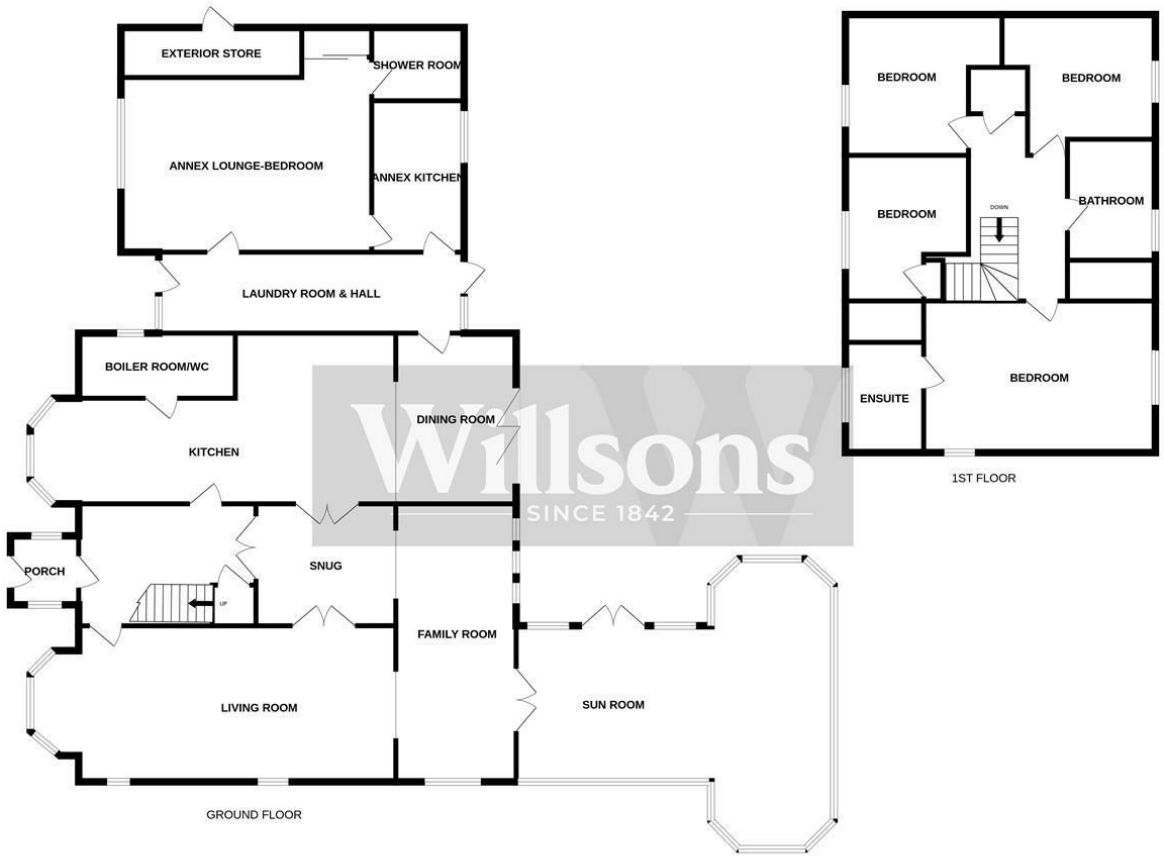
Viewing
Strictly by appointment via the selling agents.

What 3 Words
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Whilst every attempt has been made to ensure the accuracy of the floorplan 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.