CHOICE PROPERTIES

*Estate Agents*

# Lymn Cottage Croft Lane, Skegness, PE24 4PA

## Asking Price £425,000

Choice Properties are delighted to offer for sale Lymn Cottage, a superb modern five-bedroom detached house situated in the sought after rural location of Croft, near Skegness. Finished to a high standard throughout, this impressive family home offers spacious and versatile accommodation, together with lovely open views across the surrounding farmland. The accommodation briefly comprises an enclosed entrance porch leading into a welcoming entrance hall with cloakroom, and a stunning modern kitchen featuring granite worktops and a large central island. The kitchen forms part of an impressive open-plan kitchen, dining and living space, creating a fantastic heart of the home ideal for both everyday family life and entertaining. The living area benefits from a feature wood-burning stove. The first-floor landing enjoys lovely open views over the surrounding farmland and provides access to the spacious main bedroom with en-suite shower room, four further bedrooms and a modern family bathroom with separate bath and shower cubicle. Outside, the property is surrounded by gardens, providing plenty of space to enjoy the peaceful rural setting. The property also benefits from useful outbuildings, a static caravan and a generous driveway providing ample off-road parking. Further benefits include a modern air source heat pump and solar panels, helping to reduce the property's ongoing energy costs.

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The Property Ombudsman
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## Modern spacious property with accommodation comprising :

### Enclosed Porch
Double glazed door, double glazed windows, door to:

### Entrance Hall
Stairs to first floor landing, under stairs storage cupboard, tiled floor, radiator.

### Cloakroom W.C
White suite comprising low level W.C, vanity wash hand basin with mixer tap, built in storage cupboard, radiator.

### Lounge Area
22'3 x 11'9
Two double glazed windows to rear, feature wood burner, three radiators.

### Kitchen / Dining Area
18'5 x 15'5
Double glazed windows to side and front, double glazed door to side, range of base units, Granite worktops, feature island with breakfast bar, inset sink with mixer tap and drainer, space for Range style cooker, space for appliances, part tiled walls, extractor fan, radiator.

### Utility Room
Double glazed window to front, worktop space, space for appliances, tiled floor, radiator.

### Landing
Double glazed window to front, far reaching views over open farmlands, built in storage cupboard, loft hatch, radiator.

### Bedroom One
10'5 x 10'4
Double glazed window to front, far reaching views, double glazed window to side, radiator, door to:

### En-Suite Shower Room
White suite comprising low level W.C, vanity wash hand basin with mixer tap, tiled shower cubicle, tiled walls, tiled floor, heated towel rail.

### Bedroom Two
10'8 x 10'
Double glazed window to rear, radiator.

### Bedroom Three
9'10 x 7'8
Double glazed window to side and rear, boiler cupboard, radiator.

### Bedroom Four
7'7 x 6'9
Double glazed window to rear, radiator. built in wardrobes, currently used as dressing room.

### Bedroom Five
7'6 x 6'7
Double glazed window to rear, radiator.

## Bathroom
Obscure double glazed window to front, white suite comprising low level W.C, vanity wash hand basin with mixer tap, panelled bath with mixer tap, tiled shower cubicle, part tiled walls, radiator.

## Garden
Garden surrounding the property, raised decked area, flowers, trees and shrubs, lawned area, workshop, store unit, gravel area, outside power, access to the static caravan.

## Driveway
Providing ample off road parking space.

## Tenure
Freehold

## 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

## 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 regulation 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.

## Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

## Viewing Arrangements
Please contact Choice Properties on 01507 462277

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.

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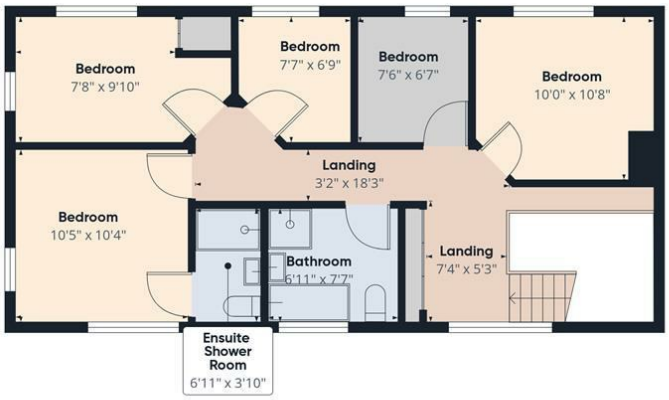
COTTAGE

Floor 0



Floor 1

**Approximate total area**(1)

1297 ft²

**Reduced headroom**

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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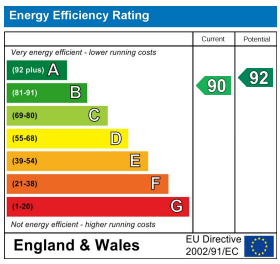
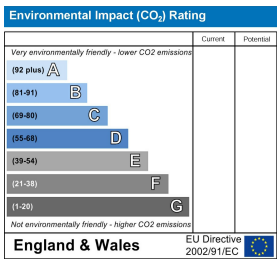
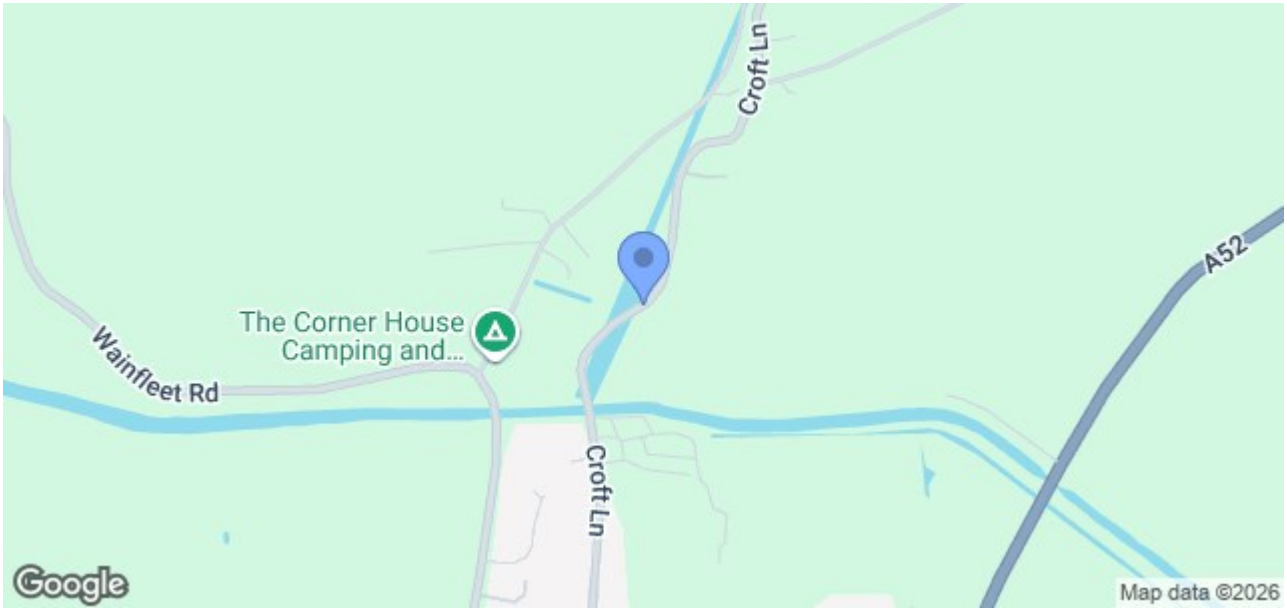
# Directions

Please use postcode of PE24 4PA to locate the property