



£550,000

Steadman, Fen Bank Lane, Wainfleet, Skegness, Lincolnshire PE24 4LE

SHARMAN BURGESS

**Steadman, Fen Bank Lane, Wainfleet,
Skegness, Lincolnshire PE24 4LE
£550,000 Freehold**

ACCOMMODATION:

Having a partially obscure glazed front entrance door with an obscure glazed side panel leading to:-

RECEPTION HALLWAY

12' 6" x 11' 9" (3.81m x 3.58m) (maximum measurements)

Having Karndean flooring, radiator, feature exposed brickwork walls and a staircase which splits into two directions to a galleried first floor landing with two arched display store niches.

LOUNGE

24' (maximum) x 13' 2" (maximum including chimney breast) (7.32m x 4.01m)

Having a feature bow window to the front aspect and French doors leading out to the garden. Oak flooring, two radiators, dado rail, coved cornice, two ceiling light points, television aerial point and a built in corner storage unit with waist height and lower level storage cupboards. Fitted log burner with tiled hearth and exposed brickwork pillars to either side and an oak display mantle.

KITCHEN DINER

24' x 13' 10" (7.32m x 4.22m) (total maximum measurements including the central exposed brickwork archway)

Having an extremely well appointed fully fitted kitchen with marble work surfaces, inset stainless steel sink and drainer with mixer tap having instant boiling hot water, an extensive range of base

Situated on a plot size approaching 4 acres (subject to survey) and having a detached kennel block and stables, this detached rural home has undergone a course of modernisation and improvement by the current vendor. The main property comprises reception hallway with feature staircase and Karndean flooring, an extremely well appointed fitted kitchen with marble work surfaces, utility room and a large lounge with fitted log burner. To the first floor are three double bedrooms with an en-suite shower room to bedroom one and a family bathroom. Externally the site benefits from two vehicular accesses, one of which leads to the main property, a double garage with additional height doors and a further room above. The second entrance to the property leads to the rear comprising hard standing, six dog kennels and two stables. The majority of the land is laid to established level paddock and also has the huge benefit of being fully fenced.



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level storage units, drawer units and pan drawers. Integrated appliances include a Neff induction hob with an illuminated fume extractor above and waist height double oven and grill. Integrated dishwasher, integrated fridge and freezer, integrated larder units with additional storage within and a further range of matching eye level wall units with under cupboard lighting. Karndeian flooring, radiator, coved cornice, ceiling light point with additional light point over dining area and dual aspect windows to the front, side and rear.

UTILITY ROOM

11' 10" x 8' 6" (3.61m x 2.59m)

Having Karndeian flooring, coved cornice and ceiling light point. Solid oak work surfaces with base level storage unit, floor mounted Camray oil central heating boiler, wall mounted consumer unit for the electrics and plumbing for an automatic washing machine. Built in cloak area with storage, wall mounted shelving and coat hooks. Window to the rear aspect and a stable door leading to the rear garden.

DOWNSTAIRS CLOAKROOM

Having a wc, tiled floor, coved cornice and a ceiling light point.

STAIRS AND GALLERIED LANDING

Having a window to the front aspect with fitted shutters (to be included within the sale), radiator, coved cornice and ceiling light point. Airing cupboard with hot water tank within.

BEDROOM ONE

13' x 10' 2" (3.96m x 3.10m) (maximum measurements)

Having a window to the front aspect with fitted shutters (to be included within the sale), radiator, dado rail and ceiling light point. Along one wall are a range of bespoke built in fitted wardrobes with hanging rails and shelving within.

EN-SUITE

Having a shower area with wall mounted mains fed Aqualisa power shower with separate hand held shower attachment, push button wc and a wash hand basin with mixer tap and storage beneath. Tiled floor with under floor heating and fully tiled walls.

BEDROOM TWO

11' 10" x 10' (3.61m x 3.05m) (maximum measurements)

Having a window to the front aspect with fitted shutters, ceiling recessed lighting, radiator and access to the roof space.

BEDROOM THREE

11' 10" (maximum) x 9' 9" (maximum including built in wardrobes) (3.61m x 2.97m)

Having a window to the rear aspect with fitted shutters, ceiling light point and a radiator. Built in wardrobes and chest of drawers.

FAMILY BATHROOM

Having a three piece suite comprising wc, pedestal wash hand basin and bath with mixer tap and



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hand held shower attachment. Radiator, obscure glazed window, ceiling recessed lighting and extractor fan.

EXTERIOR

The property benefits from two vehicular accesses, one servicing the main domestic property and the second servicing the hardstanding dog kennel area. The initial driveway is laid to tarmac and provides off road parking for vehicles and gives vehicular access to:-

DETACHED DOUBLE GARAGE

20' 8" x 20' 5" (6.30m x 6.22m) (maximum)

Being of brick and tiled construction. Having two additional height up and over doors, served with power, lighting, personnel door and an obscure glazed window. There is a staircase towards the rear of the garage leading to a first floor room which provides potential for a variety of different uses.

FIRST FLOOR ROOM

20' 9" x 11' 8" (6.32m x 3.56m) (with reduced head height)

Having three Velux roof light windows and is plaster boarded to the majority.

DOMESTIC GARDENS

Sited to the immediate front, side and rear of the property.

The front having a raised circular brick pond surrounded by lawn. Indian sandstone pathways lead around the property to the rear to a further paved patio seating area providing entertaining space and additional lawned sections with beds and borders containing a variety of shrubs.

There is also a timber and pan tiled storage garage with a roller door.

HARDSTANDING AREA INCLUDING KENNELS

Approached via separate gated access, this secure parking area is predominantly laid to granite gravel providing hard standing for the parking of numerous vehicles. There is a kennel block of six, each served with power, lighting and heating (to be included within the sale). Prospective purchasers should be aware that the kennel block also has its own waste drainage system.

TWO STABLES

Being of breeze block construction with stable doors and served by power and lighting.

The remainder of the land is laid to level fenced grassed paddock and enjoys views over open and expansive farmland to two sides.

REFERENCE

4929193/251021/STA



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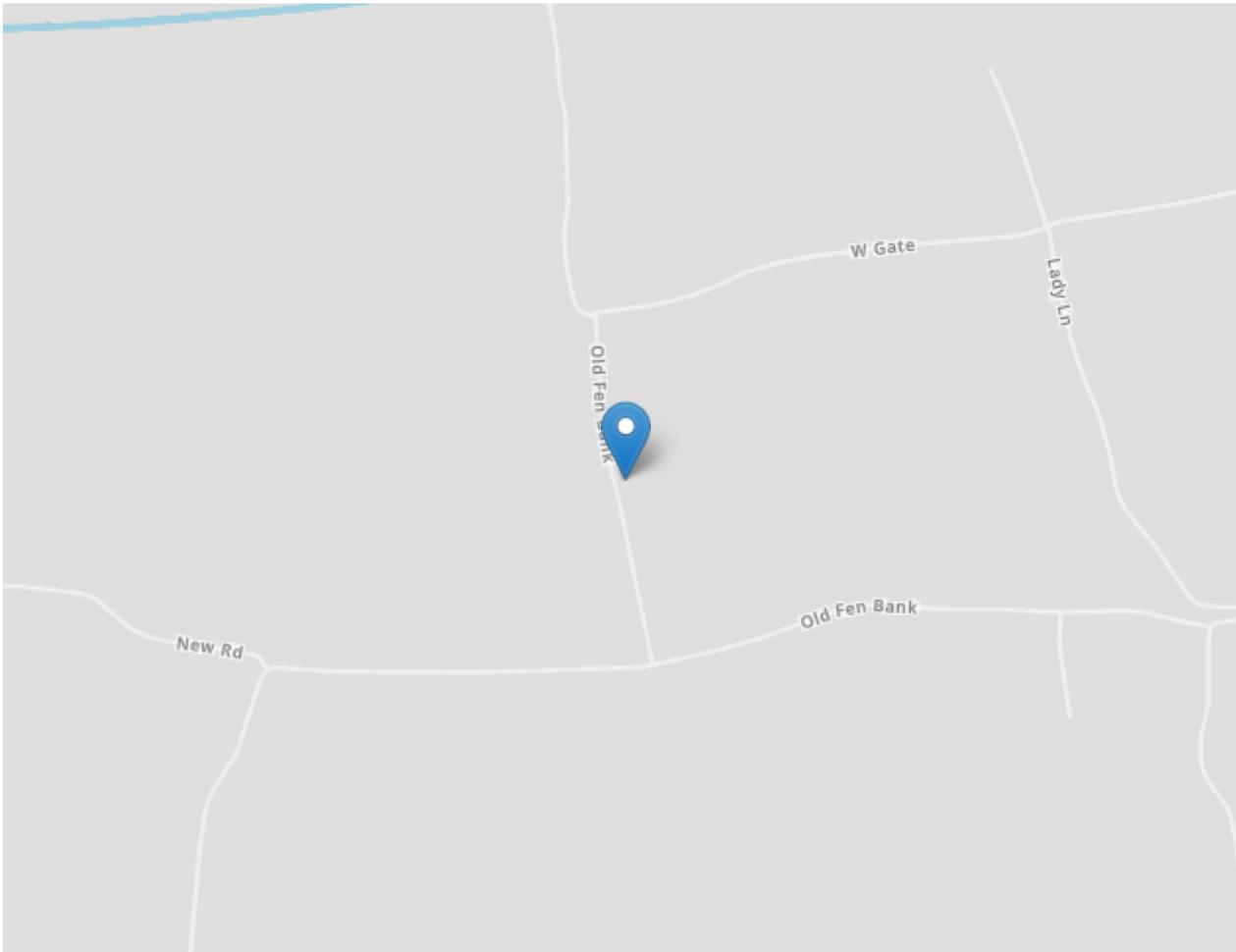
AGENT'S NOTES

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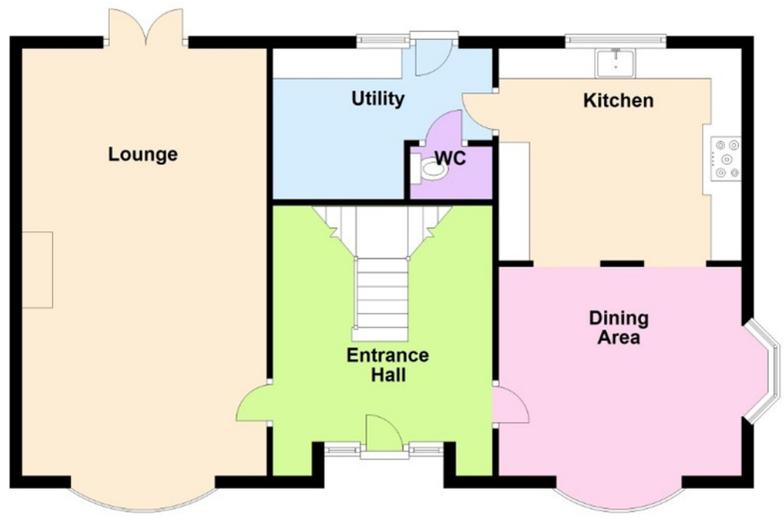
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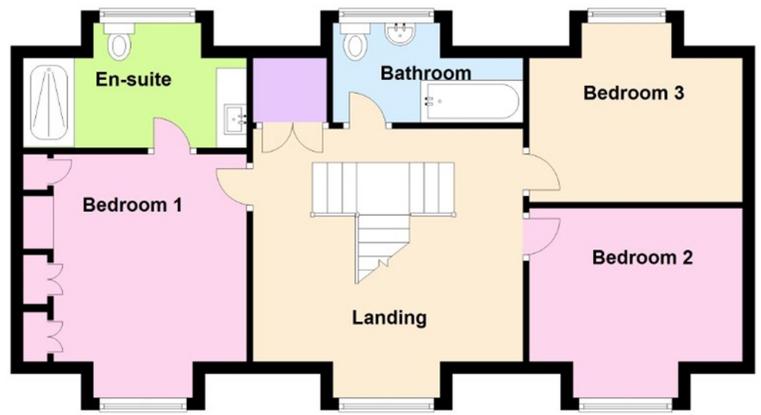


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Ground Floor
Approx. 891.2 sq. feet



First Floor
Approx. 701.5 sq. feet



Total area: approx. 1592.7 sq. feet



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
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(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
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<i>Not energy efficient - higher running costs</i>			
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			EU Directive 2002/91/EC