



**Acorn Lodge Summer Gates Lane, Bratoft PE24 5BZ**



**welcome to**

**Acorn Lodge Summer Gates Lane, Bratoft**

Unique and versatile 4-bedroom detached property in Bratoft, set on approx. 2 acres of land (sts). Offering spacious open-plan living, master ensuite, cinema room, office/5th bedroom, and excellent potential for business use (STPP).

Short drive to Burgh le Marsh, Skegness, Spilsby & Boston!!



### Entrance Porch

6' 9" x 4' 1" ( 2.06m x 1.24m )

External steps lead up to the entrance porch, a door leading into the entrance hall which has stairs leading down to part of the property as well as stairs leading up to the bedrooms. There are doors leading into the impressive open plan space.

### Open Plan Lounge

23' 7" x 27' 2" ( 7.19m x 8.28m )

A lovely bright and unique space offering a window to the front elevation, radiator, log burner and open plan leading into the kitchen dining area:

### Open Plan Kitchen Dining Area

17' 3" x 13' 7" ( 5.26m x 4.14m )

Offering a range of modern wall, base and drawer units with complimentary worktop space over, integrated NEFF double oven, island with sink and quettle hot water tap, NEFF hob and extractor fan, two sets of sliding doors leading to the rear garden, vertical radiator and ample space for a dining table and additional furniture.

### Stairs Leading Down To: Garage/ Gym/ Workshop

24' 1" x 18' 1" ( 7.34m x 5.51m )

This space is versatile and can be used as a hobby space, gym or workshop with bi-fold doors to the front as well as electric roller door and central heating boiler.

### Office/ Bedroom 5

14' 9" x 8' 8" ( 4.50m x 2.64m )

Another great versatile space which could be used as a home office, walk-in wardrobe, play room, study or additional bedroom 5 which has a window and radiator.

### Cinema Room

15' x 14' 9" ( 4.57m x 4.50m )

A unique addition to the property is the Cinema Room. This could also be used for a number of purposes with radiator and sliding door leading externally.

### Wc

Has a WC, sink with vanity unit and a window.

### Landing

Has doors leading into the following rooms:

### Bedroom 1

16' 4" x 12' 8" ( 4.98m x 3.86m )

Has a window and radiator and door leading into:

### En-Suite

Has a shower, WC and sink with vanity storage.

### Bedroom 2

17' 3" x 11' ( 5.26m x 3.35m )

Has a window and radiator

### Bedroom 3

12' 4" x 10' 11" ( 3.76m x 3.33m )

Has a window and a radiator

### Bedroom 4

8' 11" x 12' 4" ( 2.72m x 3.76m )

Has a window and a radiator and built in wardrobes.

### Family Bathroom

The family bathroom offers a separate bath, walk in shower, part tiled walls, WC, sink with vanity storage below and an opaque window.

### External

Externally the property is approached by gates leading into the gravelled driveway for numerous cars and vehicles. There is also lawned space which leads around to the rear garden area. The rear offers ample patio space and 4 sheds. The property roughly sits on 2 acres STS.

### Garage

13' 8" x 15' 5" ( 4.17m x 4.70m )

Up and over door and personnel door to the rear.

### Agents Note

Please be aware that there is a land restriction on the

2 acres that restricts caravans being situated on the land. This home is perfectly placed at the heart of the lincolnshire wolds. Explore the nearby market town of spilsby, visit the beautiful Gundy Hall and its Gardens, discover the beautiful seals at Donna Nook Nature reserve, and not to forget, miles of beautiful coastline, and picturesque walking and cycling routes.



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## **Acorn Lodge Summer Gates Lane, Bratoft**

- Approx. 2 acres of land with development/business potential (STPP)
- Unique, modern & spacious 4-bedroom detached home set over three levels
- Spacious open-plan lounge, kitchen & dining area
- Master bedroom with en-suite shower room
- 3 further good-sized bedrooms + family bathroom

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

offers in excess of  
**£535.000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SKG109943 - 0016

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