



Everingtons Lane, Skegness PE25 1HN

welcome to

Everingtons Lane, Skegness

Substantial 5 Bed Detached Family Home + 3 Holiday Let Cottages - 4 Properties for the Price of 1! Sizeable Plot in Excess of 3.25 acres Inc Outbuildings, Paddock & Stable Block, Unique 'Staycation' Coast & Countryside Location, Genuine 'Pick Up & Go' Opportunity to Combine Home/Business Lifestyle!

Main Residence

Entrance Hallway

Access is via a double glazed entrance door with matching side panel. The Hallway has a pretty practical tiled floor, coved cornice, smoke alarm, stairs leading to the first floor accommodation and doors allowing access to the Dining Kitchen and Lounge.

Lounge 19' 5" x 14' 10" (5.92m x 4.52m)

A great sized room with focal feature fireplace and hearth incorporating living flame gas fire with decorative fire surround and mantle, two radiators, coved cornice, bow window to the front elevation and double glazed french doors creating a dual aspect to the room and a good amount of natural light leading into the adjacent Garden Room.

Garden Room 16' 5" Max x 12' 9" Max (5.00m Max x 3.89m Max)

A really impressive feature of the home, being of brick and uPvc construction with conventional roof covering over to enable all year round use, practical Karndean style flooring, radiator and double glazed french doors leading into the rear garden.

Dining Kitchen 13' 3" Min/Max 19' 5" x 14' (4.04m Min/Max 19' 5" x 4.27m)

Another well proportioned, light and airy room with two double glazed windows to two elevations creating a good flow of light due to the dual aspect and being well equipped with an inset single drainer sink unit with mixer taps set within a natural oak wood worktop surfaces extending above a great range of bespoke cream finished oak fronted wall, base and drawer units, adjacent matching three-quarter height unit housing an eye level double oven, grill and microwave with further integrated fridge/freezer with matching door fronts in addition to glass fronted display cabinets, peninsula island/breakfast bar with integrated cutlery and pan drawers, corner storage cupboards and an inset four ring ceramic hob and stainless steel double canopy extractor hood over, tiled splash backs to work surface areas, feature tiled floor,

stylish vertical radiator, useful storage/pantry cupboard under the stairs, feature cast-iron wood burner set in recessed tiled fireplace with decorative surround and shelf over adjacent to the dining area which has ample space for a table and chairs, coved cornice, smoke alarm, inset ceiling spotlights, double glazed rear entrance door and door to Utility Room.

Utility Room 5' 10" x 5' 10" (1.78m x 1.78m)

Comprises one and a half bowl single drainer sink unit with mixer taps over set in oak wood work surfaces with base, wall cupboards and drawers under flowing from the Kitchen, space and plumbing for dishwasher, tiled splash backs to the work surface areas, radiator, feature tiled floor, coved cornice, inset ceiling spotlights, double glazed window to the rear and door leads into;

Cloakroom/ Wc Comprises low flush Wc, tiled floor and splashbacks, wall mounted hand basin, double glazed window and ceiling light point.

First Floor Landing

Another impressive feature of the home with loft hatch access having the benefit of a pull-down loft ladder, radiator, coving ceiling, double glazed window to the rear and doors leading into;

Master Bedroom

15' Min + Wardrobes x 12' 4" (4.57m Min + Wardrobes x 3.76m)

With a double glazed window to the front elevation and offering a good range of fitted bedroom furniture including wardrobes and drawers with hanging rails and shelving, radiator, coving to ceiling and a door leading into;

En-Suite Bathroom

9' 6" x 5' 3" (2.90m x 1.60m)

Comprises white three-piece which includes a panelled bath, wall mounted hand basin, close coupled WC with concealed cistern, tiled floor and splashbacks, chrome ladder style towel rail, coving to ceiling, extractor fan, additional ceiling spotlights and opaque double glazed window to the rear elevation.





Bedroom Two 14' 1" x 13' 5" Max to wall Inc. Wardrobe (4.29m x 4.09m Max to wall Inc. Wardrobe)

With a double glazed window to the front elevation and offering a good range of fitted Bedroom furniture which includes wardrobes and drawers with hanging rails and shelving, walk in dressing table facility with additional shelf and light, radiator and coving to the ceiling.

Bedroom Three 15' x 9' 7" (4.57m x 2.92m)

With a double glazed window to the front elevation, radiator, coving to the ceiling and good sized walk-in wardrobe with hanging rail and shelving.

Bedroom Four 11' 3" Max due to L Shape x 9' 7" Max due to L Shape (3.43m Max due to L Shape x 2.92m Max due to L Shape)

With a double glazed window to the rear elevation overlooking the fantastic Gardens and the pleasant rural aspect vista beyond, radiator and coved ceiling.

Bedroom Five 11' 10" x 5' 6" (3.61m x 1.68m)

With a double glazed window to the rear elevation overlooking the fantastic Gardens and the pleasant rural aspect vista beyond, radiator and coved ceiling.

Family Bathroom 10' 3" x 5' 7" (3.12m x 1.70m)

Having been re-fitted with a stylish white four piece white bathroom comprising Jacuzzi style panelled bath with waterfall style mixer taps, double size shower cubicle with mixer shower therein, pedestal wash basin, close coupled WC, chrome heated towel rail, feature flooring, fitted mirror with backlight tiled splashbacks and an opaque double glazed window to the rear elevation.

External - Gardens - Front

The property to the front has the benefit of an 'In and out' block paved driveway behind a brick boundary wall, which extends across the frontage to provide ample additional parking for a number of vehicles if required - perfect for multi vehicle households as well as allowing access to the integral double Garage. Further vehicular access can be found to the side of the property via a five bar wooden gate which leads into the rear gardens and the land behind. The front gardens are laid to lawn to one side with inset shrubs and trees allowing for all year round interest and colour. There are further shrub beds to the frontage, well-stocked with a variety of established plants, shrubs, bushes and trees..

Garage 17' x 16' 10" (5.18m x 5.13m)

Being integral to the house with concrete floor, electric remote control up and over door, power points and lighting, wall mounted electric boiler on economy seven tariff which can be used as an intermittent backup to the main oil central heating boiler to maximise cheaper rate overnight electricity if required. A door then leads into;

Utility/ Washroom 12' 8" x 4' 10" (3.86m x 1.47m)

Having a good range of base unit cupboards with work surfaces over with space and plumbing for washing machine and tumble dryer and a Worcester oil fired central heating boiler (this being the primary boiler system for the home, which has the addition of an electric boiler backup in the Garage as previously described).

Gardens - Rear Access to the rear is possible via both sides of the property, the rear Garden is initially laid as a block paved patio and seating area - a real 'Sun Trap' ideally for 'Alfresco Dining and Entertaining' during the warmer months, beyond which can be found an extensive and beautifully maintained predominantly lawned rear garden with numerous shaped flower beds and borders well-stocked with a variety of established plants, shrubs, bushes and trees. A particular feature of the rear garden is the large garden pond with summerhouse and decked seating area to one end. Beyond the pond the garden widens out both sides to offer an incredible amount of additional space mainly lawn for ease of maintenance but also stocked with further plants shrubs and mature bushes and trees.

Holiday Cottages;

Willow Cottage

A stylish 3 Bed Holiday Cottage - Epc rating C - which is successfully let as a Holiday Cottage on a seasonal basis commencing March and ending in October. The property comes complete with its own enclosed Garden area incorporating a covered Hot tub which is included in the sale and guest parking facilities.

Oak Cottage

A stylish 1 Bed Holiday Cottage - Epc rating C - which is successfully let as a Holiday Cottage all year round with no seasonal operating restrictions. The property comes complete with its own enclosed Garden area incorporating a Patio and BBQ area along with guest parking facilities.

Hawthorne Cottage

A stylish 1 Bed Holiday Cottage - Epc rating C - which is successfully let as a Holiday Cottage all year round with no seasonal operating restrictions. The property comes complete with its own enclosed Garden area incorporating a Patio and BBQ area along with guest parking facilities.



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Tenure: Freehold EPC Rating: D

offers in excess of

£1,000,000

directions to this property:

See Multi Map Illustration.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SKG106780 - 0005

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