



Thistledum, Summer Gates Lane, Bratoft

£250,000



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**Willsons**  
— SINCE 1842 —



Thistledum,  
Summer Gates Lane, Bratoft,  
Lincolnshire, PE24 5BZ

### "AGENT'S COMMENTS"

*A pleasantly situated detached bungalow located in the village of Bratoft, popular for its rural feel and close proximity to the coast. The property sits within an ample plot featuring mature gardens overlooking the adjacent Countryside, benefitting from two reception rooms, utility, outbuilding/store, garage, potential to update and offered with no onward chain.*

### LOCATION

*Bratoft is a rural village situated approximately 5 miles east of the market town of Spilsby and 2 miles west of Burgh Le Marsh. Both towns offer a variety of shops, doctor's surgery and primary schools. There is also a primary school at Great Steeping approx. 2 miles away and secondary schools are located in Spilsby, Skegness and Alford. The coastal town of Skegness is approximately 7 miles away and is home to a range of shops and supermarkets, a hospital and bus and train stations. The local Irby and Bratoft Village Hall regularly holds a variety of clubs and social events.*



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### Front Of Property

Having timber picket style fencing to the front boundary, the property is approached over a gravelled driveway via a double gated entrance, with boundaries of mature hedging, trees and shrubs with flower beds surrounding a grassed area adjacent to the driveway.

### Entrance Hallway

With built in double storage cupboard and carpeted flooring.

### Lounge

16'1" x 14'2" (4.90m x 4.32m)

With patio doors to the patio area at the rear of the property, carpeted flooring and bay window to the front of the property.

### Inner Lobby

7'4" x 4'11" (2.24m x 1.50m)

With base and wall units, storage area and carpeted flooring.

### Utility/Store Room

6'2" x 4'5" (1.88m x 1.35m)

With a range of base and wall units, stainless steel sink, fully tiled walls and carpeted flooring.

### Kitchen

14' x 9'3" (4.27m x 2.82m)

With a range of base and wall units, tiled splashbacks, stainless steel sink and mixer taps, space for cooker, space and plumbing for washing machine, extractor hood, floor standing oil fired boiler, vinyl flooring and window to the rear of the property.

### Study/Office

6'5" x 5'10" (1.96m x 1.78m)

With vinyl flooring and windows to the side and rear of the property.

### Rear Lobby

With vinyl flooring and uPVC door to the rear garden.

### Family Room/Dining Room

16'6" x 9'8" (5.03m x 2.95m)

With carpeted flooring, bay windows to the front and side of the property and internal single glazed doors to the inner hallway and entrance hallway.

### Inner Hallway

With carpeted flooring and access to the airing cupboard.

### Bedroom One

14'2" x 9' (4.32m x 2.74m)

With carpeted flooring and window to the side of the property.

### Bedroom Two

11' x 9'4" (3.35m x 2.84m)

With carpeted flooring and window to the rear of the property.

### Bathroom

6'2" x 5'3" (1.88m x 1.60m)

With bath having electric shower over, WC, sink, fully tiled walls, carpeted flooring, extractor fan and window to the rear of the property.

### Rear Garden

With areas of lawn and flower beds having a variety of mature trees and shrubs, slabbed patio adjacent to the property from the rear lobby door and patio door from the lounge, small decorative pond and rear boundaries of hedging.

### Outbuilding & WC

Of brick built construction having timber doors and single glazed windows, separated into two areas, one as a store/shed and the other is the original outdoor WC.

### Garage

16'5" x 9'10" (5.00m x 3.00m)

With up and over door, power and light connected.

### Energy Performance Certificate

The property has an energy rating of 'E', The full report is available from the agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 9101-3956-0209-9365-4204

### Services

We understand that mains electricity and water are connected to the property. The heating is via an oil fired boiler and the drainage is a private system.

### Local Authority

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

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Viewing

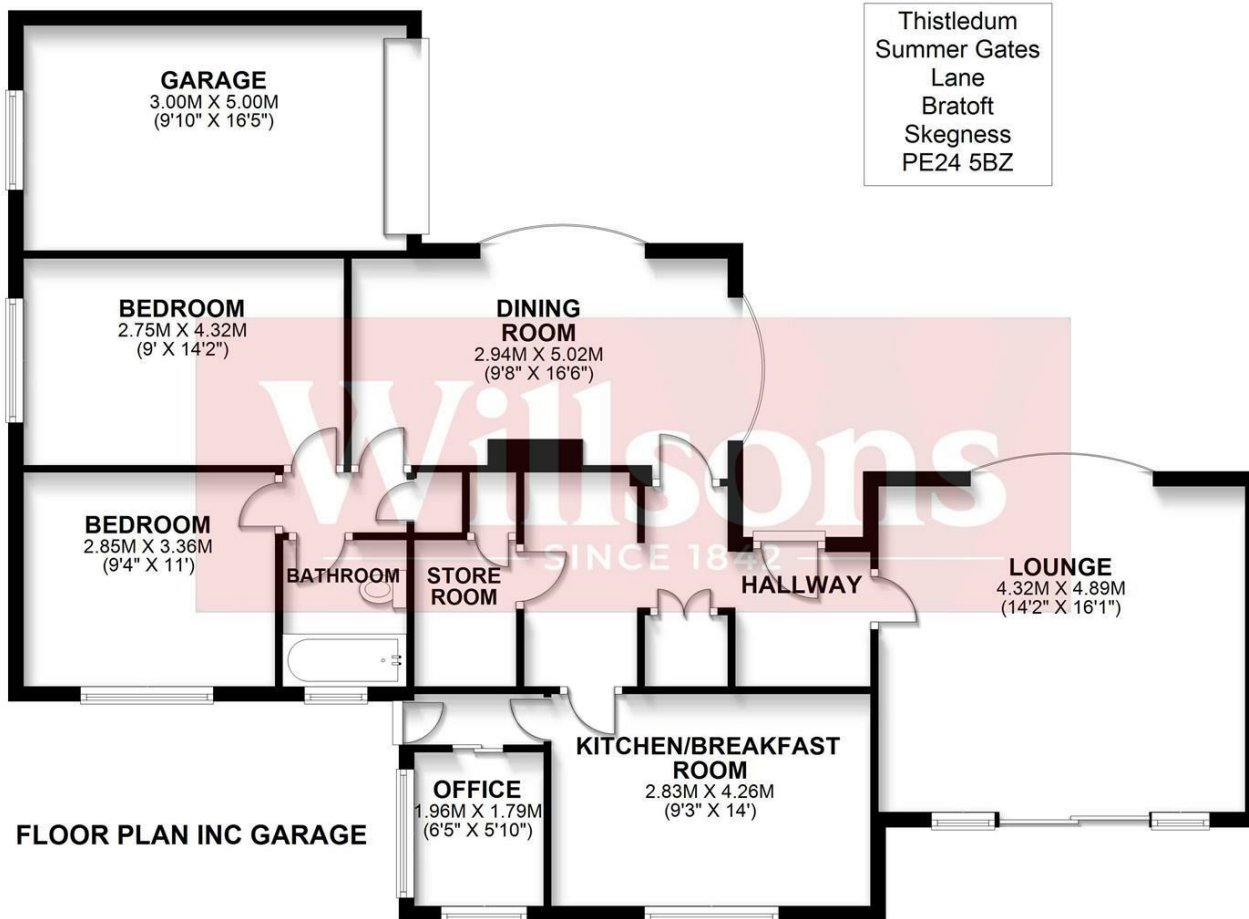
Viewing is strictly by appointment with the Skegness office at the address shown below.

### What 3 Words

///relocated.nightfall.central



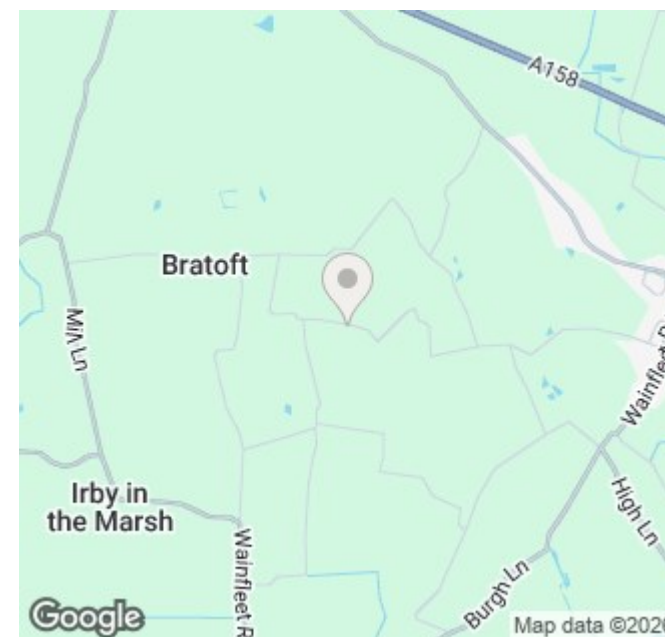
Thistledum  
Summer Gates  
Lane  
Bratoft  
Skegness  
PE24 5BZ



TOTAL AREA: APPROX. 117.7 SQ. METRES (1266.8 SQ. FEET)

### FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



**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.

