



Willsons

Greengate Cottage, Skendleby

Offers Over £229,995



**Willsons**  
SINCE 1842

# Greengate Cottage, Skendleby, Spilsby, Lincolnshire, PE23 4QE

## "AGENT'S COMMENTS"

Recently built home, completed in 2023, this attractive property has been lovingly designed to create a welcoming home. With garden room, open-plan living kitchen with gas-fired log effect burner and landscaped cottage style gardens offering panoramic views over fields and woodland, this property has been enhanced to provide a turn-key ready finish and modern interior design to include oak doors and stylish flooring. With uPVC double glazing and central heating throughout, this energy efficient 'B' rated home includes the remaining Architects Warranty and the rare opportunity of a new-build property in a coveted rural village location, within walking distance of a country pub and with numerous footpaths into the Lincolnshire Wolds right on the doorstep.

## LOCATION

Skendleby is a sought after village on the edge of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty. The village offers a local country pub, a village hall and the active church of St Peter & St Paul. It is located only 5 miles to the north of the Market Town of Spilsby which has primary and secondary schools, a range of local shops, supermarkets, doctors and dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes and holds a number of clubs and events for all ages. The town is located approximately 10 miles from the coastal resort of Skegness, approximately 24 miles north of the town of Boston and 37 miles east of the city of Lincoln.



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### Front of Property

With concrete driveway onto decorative gravel parking area to the side and onwards to the rear garden gate, concrete slab pathway leading to the cottage style external porch and front door, garden set to lawns with bushes, ornamental grasses and plants, external power point and boundaries of fencing.

### Entrance Hall

19'0" x 6'10" max x 3'11" min (5.8m x 2.1m max x 1.2m min)

With partially glazed composite front door, integral door mat, radiator, area of wall boarding for cloak storage, bespoke under stairs storage and carpeted flooring.

### Living Kitchen

22'7" x 10'5" (6.9m x 3.2m)

Dual aspect living kitchen with a range of wall and base units, integrated oven and grill with ceramic hob, glass splashback and extractor hood over, sink with drainer and mixer tap, integrated fridge and freezer, integral washing machine, corresponding worktop and splashback, Viessman gas combination boiler, chrome finish sockets, chimney breast wall with gas log effect burner on slate hearth with wooden mantle, radiator, room thermostat, vinyl flooring, recessed downlighting and windows with aspects over the gardens to the front and rear.

### Garden Room

12'1" x 8'6" (3.7m x 2.6m)

Dual aspect room with radiator, French doors to the garden, window to the side and vinyl flooring.

### Ground Floor WC

6'2" x 2'11" (1.9m x 0.9m)

With wash basin vanity unit and tiled splashback, radiator, WC, extractor fan and vinyl flooring.

### First Floor Landing

6'6" x 7'2" (2m x 2.2m)

Landing with loft access and ladder to partially boarded loft space, radiator, room thermostat and carpeted flooring.

### Bedroom One

9'2" x 12'1" (2.8m x 3.7m)

With partial decorative wall boarding, radiator, window to the front of the property and carpeted flooring.

### Bedroom Two

9'10" x 10'2" (3m x 3.1m)

With partial decorative wall boarding, wall lights, radiator, picture window to the rear of the property with views over open fields and carpeted flooring.

### Bathroom

7'6" x 6'2" (2.3m x 1.9m)

Bath with shower over, glazed shower screen and tiled surround, WC, wash basin vanity unit with tiled splashback, heated towel radiator, window with obscure glazing and vinyl flooring.

### Bedroom Three

8'2" x 8'2" (2.5m x 2.5m)

With enclosed area over the stairs utilised as dressing space, radiator, window to the front of the property and carpeted flooring.

### Garden

Enclosed west facing rear garden with panoramic views over the open fields and woodlands of the Lincolnshire Wolds, with attractive landscaped cottage garden set primarily to lawn with winding pathways, areas of raised borders, cottage garden plants and ornamental grasses, small trees, area of concrete patio and pathways, decorative slate, wooden garden shed, gated access to the driveway, discrete Kingspan Klargester private drainage system, external lighting, wall mounted patio sunshade, external tap and boundaries of fencing.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains gas, electricity and water are connected to the property. Drainage is understood to be to a private system.

### Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of 'B'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 7537-3739-0009-0636-6206

### Viewing

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

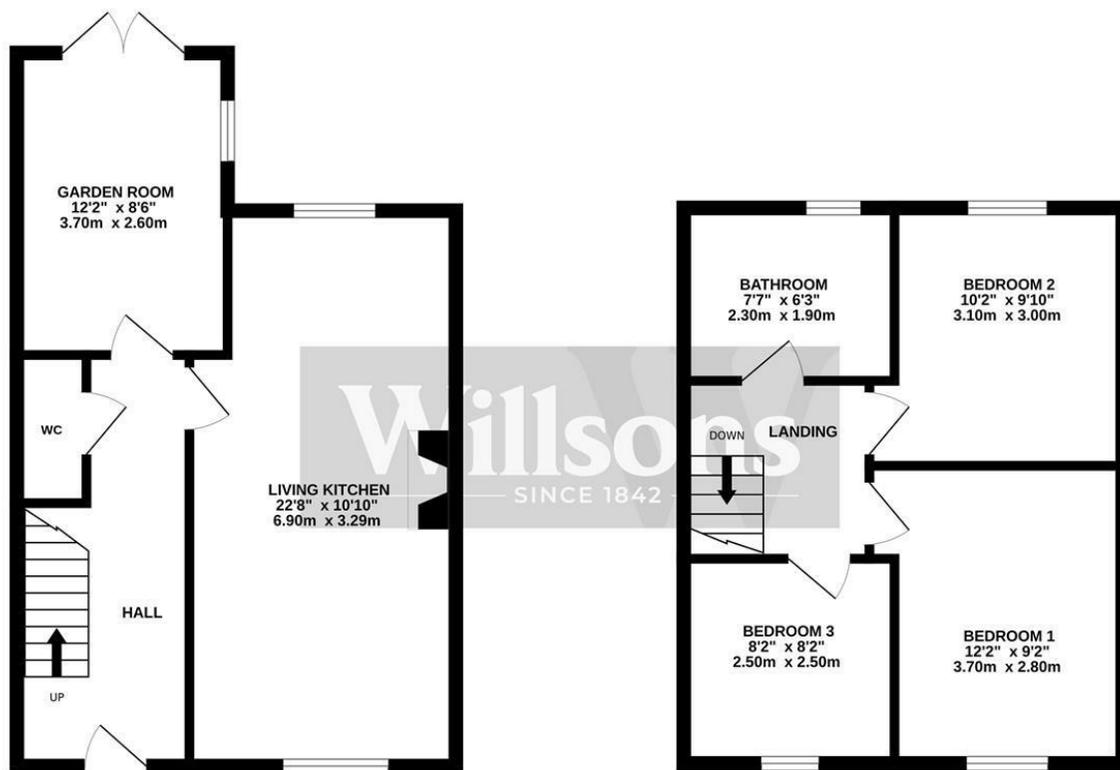
### Directions

From the A16 between Louth and Skegness, at Ulceby Cross round about continue onto the A1028 towards Skegness. After 2.5 miles turn right into Candlesby Road towards the village of Skendleby. The property can be found in the centre of the village, What3words:///jetting.statement.aged



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FLOORPLAN** Not to scale – For identification purposes only

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**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.

