



Rothlin Everingtons Lane

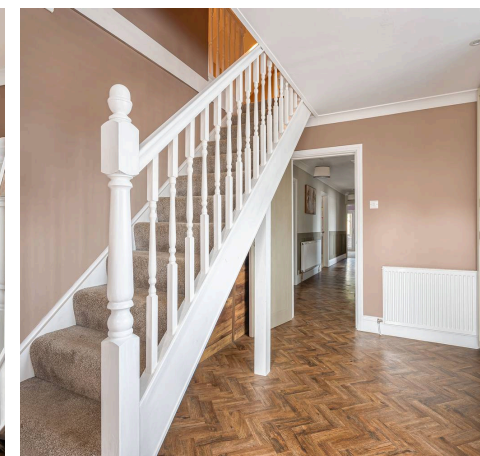
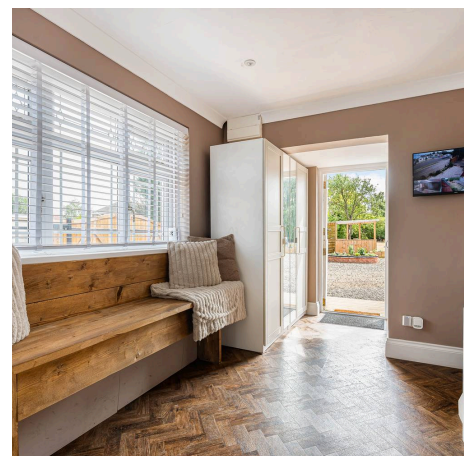
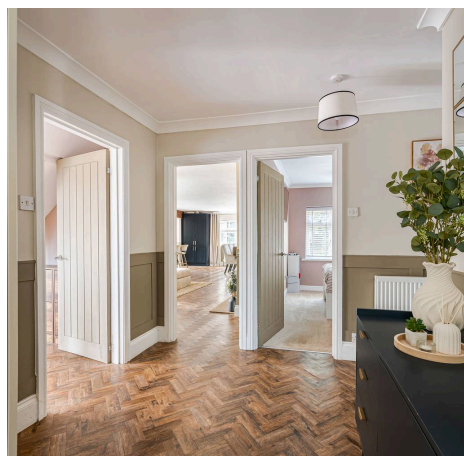
Skegness

This beautifully presented detached bungalow offers an exceptional opportunity for those seeking a spacious and versatile family home, situated on the edge of town with the convenience of easy access to local amenities, schools, and transport links. The property is set within approximately one acre of grounds, providing ample space and privacy, and features a separate one-bedroom annexe that is ideal for guests, extended family, or independent living. The heart of the home is a fabulous open plan kitchen, lounge, and dining room. The master bedroom boasts its own en-suite shower room, with three further bedrooms and a modern family bathroom. In addition to the main living space, there are two further loft rooms, providing flexible options for a home office, playroom, or hobby space. (subject to relevant permissions and regulations). The extensive lawned grounds offer several seating areas, a children's play area, Garage, large parking area, an external Conservatory/Gym and a Summerhouse. The property has been modernised by the current owners and is well presented throughout allowing buyers to move straight in and enjoy their new home. EPC Ratings C & D.

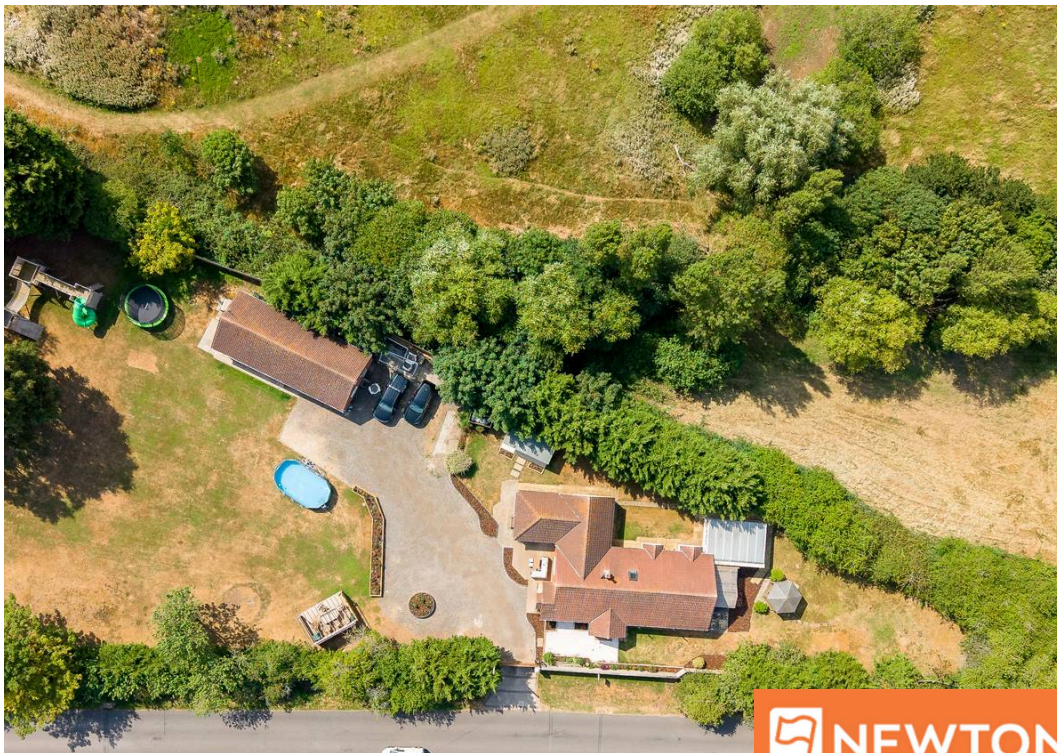
Council Tax band: D

Tenure: Freehold

 **NEWTON FALLOWELL**







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ACCOMMODATION

Entrance is on the side elevation via a stable door to the:-

BOOT ROOM

16' 9" x 9' 10" (5.11m x 2.99m)

With built in cloaks cupboards, radiator, built in cupboard housing the oil fired central heating boiler, built in bench seating, stairs to the first floor, LVT flooring and door leading through to the:-

HALLWAY

With pvc windows and door to the front elevation, LVT flooring.

W.C

With W.C, hand basin, opaque pvc window.

LOUNGE & DINING ROOM

29' 6" x 15' 7" (8.99m x 4.74m)

With pvc windows to the side and rear elevations, 2 radiators, inset log burning stove with wooden mantle and concrete hearth, LVT flooring leading through to the:-

KITCHEN

13' 5" x 13' 2" (4.10m x 4.02m)

Being beautifully fitted with a modern range of shaker style base units incorporating pan drawers, spice drawers, pull out larder units and bin storage, worksurfaces and matching upstands, composite sink unit with mixer tap over, integrated fridge and freezer, wine chiller, breakfast island, Belling range cooker, pvc windows to the side and rear elevations, faux beams to ceiling.



BEDROOM 1

17' 10" x 12' 3" (5.43m x 3.74m)

With a walk in pvc bay window to the rear elevation, pvc french doors to the side elevation, radiator, wall mounted T.V aerial point, built in wardrobes, door to:-

EN-SUITE SHOWER ROOM

11' 11" x 6' 7" (3.62m x 2.00m)

Fitted with a large walk in shower enclosure with glass screen and Triton electric shower, hand basin in a vanity unit, W.C with concealed cistern, tiled walls, 2 pvc windows to the front elevation, radiator, LVT flooring.

BEDROOM 2

14' 2" x 12' 0" (4.33m x 3.65m)

With walk in pvc bay window to the rear elevation, radiator.

BEDROOM 3

12' 0" x 8' 11" (3.65m x 2.71m)

With pvc bay window to the rear elevation, radiator.

BEDROOM 4

8' 9" x 7' 0" (2.67m x 2.13m)

With pvc window to the front elevation, radiator.

BATHROOM

7' 6" x 6' 2" (2.28m x 1.87m)

Fitted with a shaped bath with well wall panelling over and central mixer tap, hand basin in a vanity unit, W.C, heated towel radiator, LVT flooring, opaque pvc window to the front elevation.

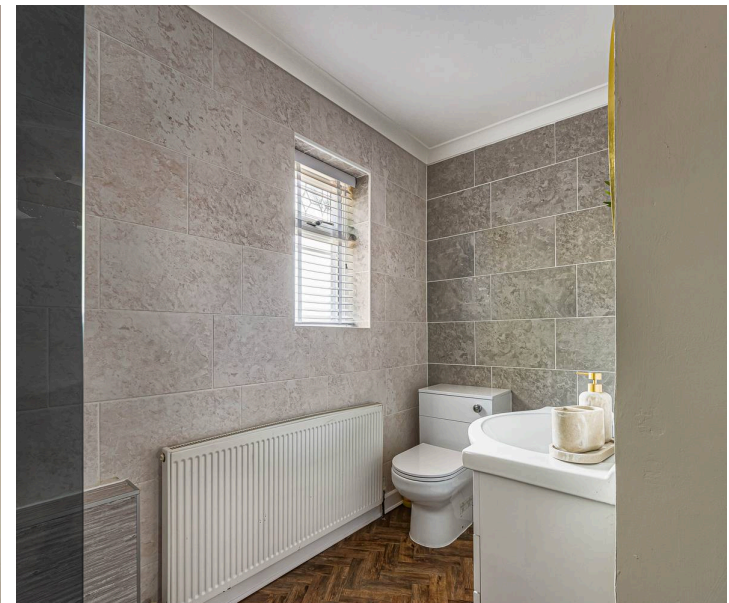
FIRST FLOOR LANDING

With door to eaves storage space, door to:-

OFFICE

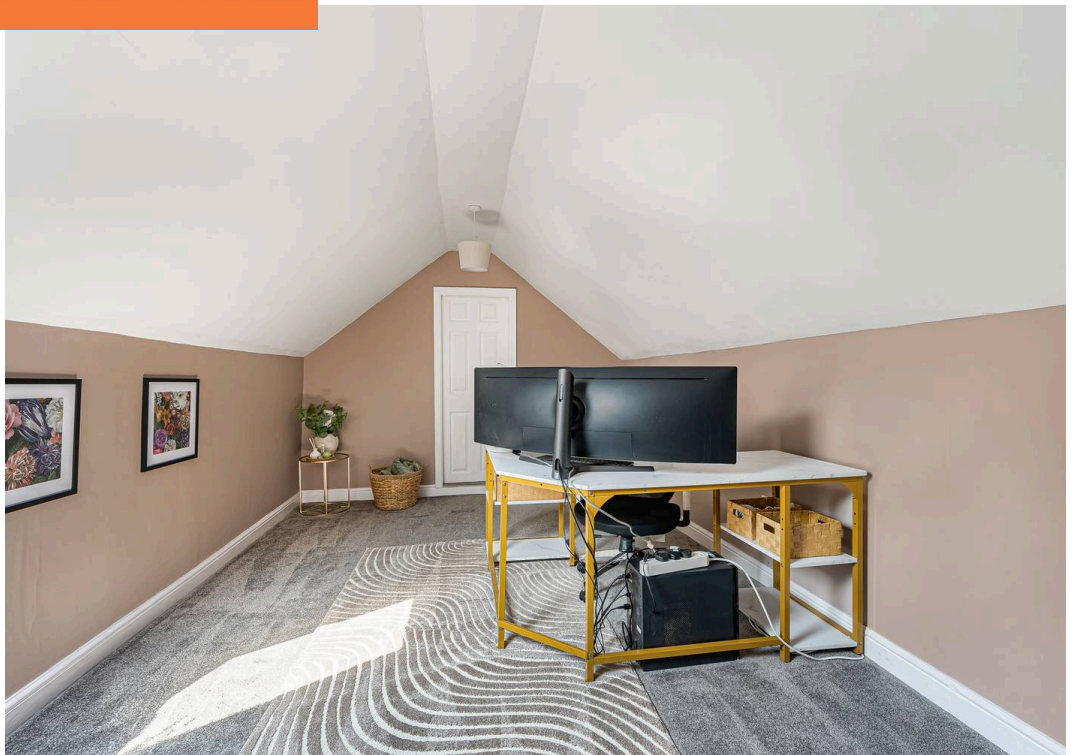
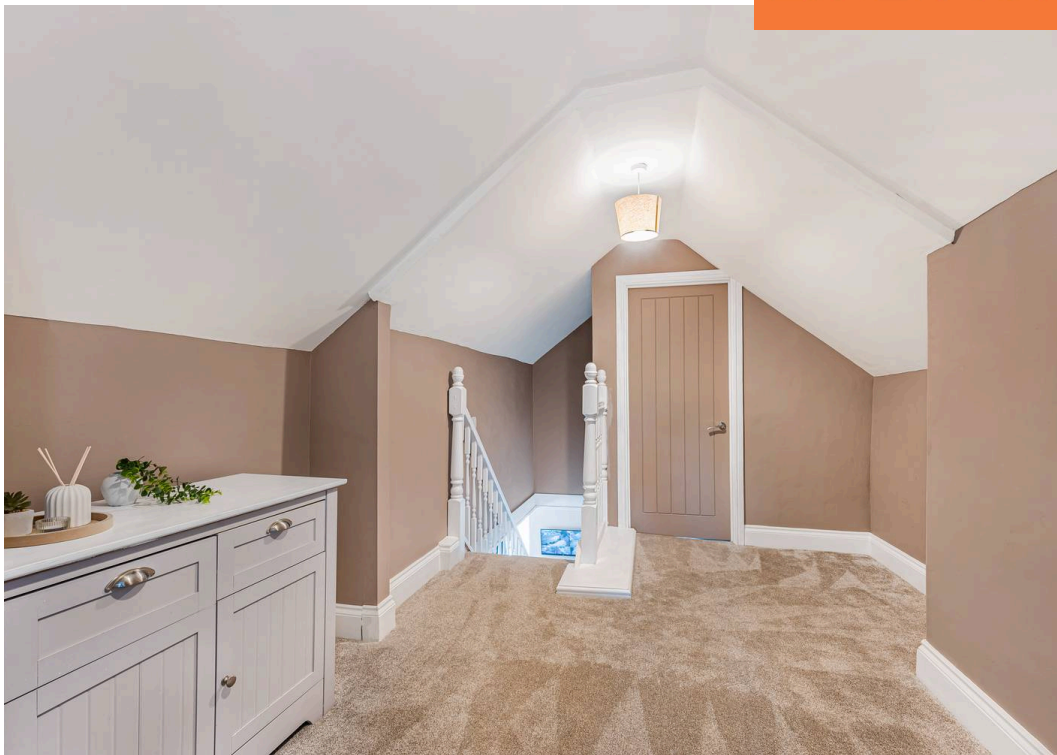
15' 7" x 10' 1" (4.76m x 3.07m)

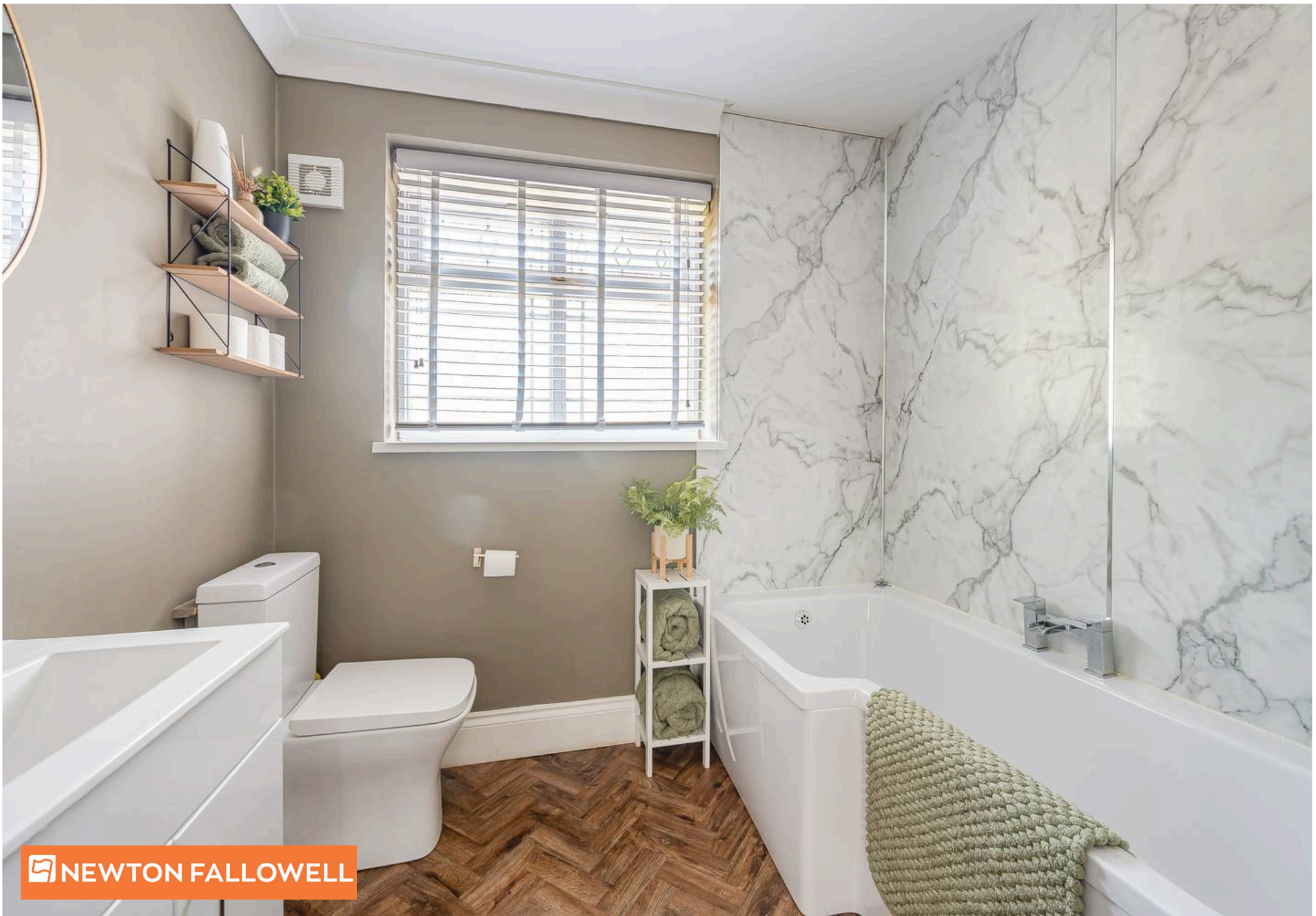
With wooden double glazed skylight window, reduced headroom at the eaves and a door to:-





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OUTSIDE

The property is approached via an extensive concrete drive with brick pillars and double vehicle gates. The lawned grounds extend to approximately 1 acre and include mature trees and shrubs, gazebo seating area, and childrens play area. To the rear of the house is a covered patio seating area which leads to the Gym, slate chipped areas, a further gazebo seating area and screened oil tank.

GYM (CONSERVATORY)

19' 2" x 13' 11" (5.84m x 4.25m)

On a brick base with pvc windows and opaque polycarbonate roof, 2 external entrance doors.

SUMMER HOUSE

With windows and french doors to the front elevation.

ANNEXE

Living Room & Kitchen

17' 9" x 17' 9" (5.42m x 5.40m)

With pvc windows to the front and side elevations, pvc door, base units with worksurfaces and matching upstands, inset sink unit with mixer tap over, built in oven, space for fridge freezer, electric heater.

Bedroom

15' 9" x 11' 7" (4.80m x 3.54m)

With 2 pvc windows to the front elevation, electric heater.

Shower Room

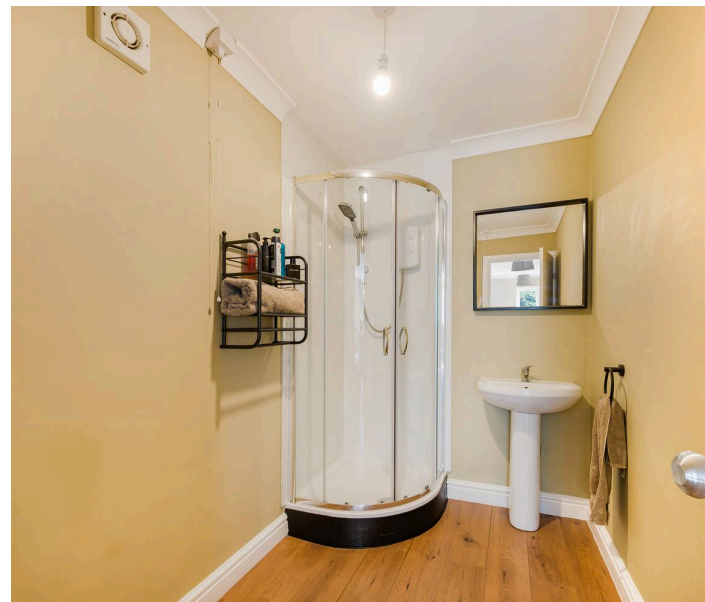
8' 8" x 5' 5" (2.65m x 1.65m)

With shower enclosure with Triton electric shower, pedestal hand basin, W.C.

GARAGE

17' 7" x 17' 2" (5.37m x 5.24m)

With electric vehicle door, light and power connected, pvc window and door to the side elevation.



TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band D - 2026/27 – £2319.67 plus the Annexe – Band A – £1546.45

AGENTS NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





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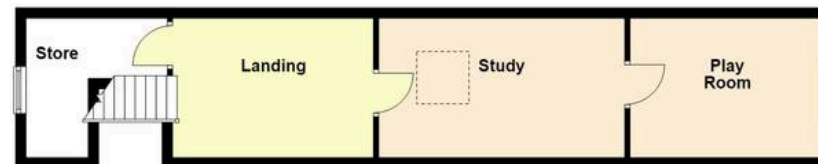
ANTI MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks of £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Ground Floor
Approx. 172.5 sq. metres (1857.1 sq. feet)



First Floor
Approx. 38.1 sq. metres (410.3 sq. feet)



Outbuilding
Approx. 72.9 sq. metres (784.7 sq. feet)



Total area: approx. 283.5 sq. metres (3052.0 sq. feet)



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