





Sunset Brook Croft Lane,Croft Skegness PE24 4PF

william h brown

welcome to

Sunset Brook Croft Lane, Croft Skegness

12 Months Holiday Site.

Located on a quiet site, this beautifully presented lodge enjoys open aspects to three sides with uninterrupted views over fields. Positioned on the final plot of the development, it offers exceptional privacy and a peaceful setting.

Entrance
Welcoming entrance area with attractive wood-effect flooring and radiator, providing a practical introduction to the accommodation and leading directly into the impressive open-plan living space.

Kitchen/Lounge
14' 5" x 13' 3" (4.39m x 4.04m)
A spacious and sociable open-plan area combining the kitchen and living accommodation. The lounge features windows to the side aspects and French doors opening directly onto the decking, creating an excellent connection between the indoor and outdoor spaces.

The kitchen has been finished in a contemporary style, with a range of grey base and wall-mounted units complemented by wood-effect worktops. Integrated appliances include a 60/40 fridge/freezer, oven, gas hob, dishwasher and washing machine, providing a practical and well-equipped cooking space.

Bedroom One
9' 3" x 6' 4" (2.82m x 1.93m)
A generous double bedroom benefiting from fitted storage, radiator and side-facing window overlooking the surrounding countryside and field views. The room also enjoys the added benefit of a private en-suite shower room.

En-Suite
A modern and stylish en-suite comprising a standing shower enclosure, WC and fitted storage unit incorporating an integrated hand basin.

Bedroom Two
9' 3" x 6' 5" (2.82m x 1.96m)
A further well-proportioned double bedroom with side-facing window and radiator, offering a comfortable additional sleeping space for family or guests.

Bedroom Three
7' 8" x 5' 4" (2.34m x 1.63m)
A useful single bedroom with side-facing window and radiator. The room could also lend itself well to use as a home office, dressing room or hobby space.

Bathroom
Contemporary family bathroom fitted with a standing shower unit, WC and stylish fitted storage incorporating an integrated hand basin.

External
The lodge has two decking areas: Front & Side with soft lighting and PIR sensors, providing a low-maintenance outdoor space with plenty of potential for seating, relaxing and entertaining. Complemented with a timber-clad exterior with a bespoke finish. The rear aspect enjoys attractive open field views, creating a peaceful countryside outlook. There is also allocated parking provision for one vehicle.

Agent's Note
Not to be missed. The property is situated on a quiet, well-maintained site with no age restrictions and enjoys a convenient location within a short drive of local market towns and villages, including Wainfleet, Burgh Le Marsh and Skegness.









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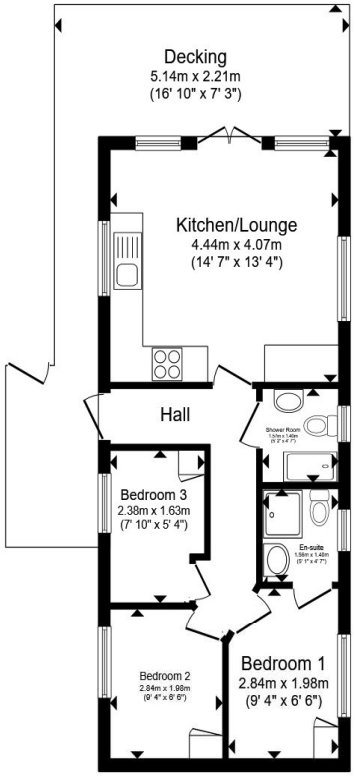
welcome to

Sunset Brook Croft Lane, Croft Skegness

- Three-bedroom Detached Lodge
- Sought-after Village Location
- Open plan Kitchen & Lounge
- Modern fitted Kitchen with Integrated Appliances
- Two Bathrooms

Tenure: Leasehold EPC Rating: Exempt
Council Tax Band: Deleted Service Charge: Ask Agent
Ground Rent: 3100.00
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£37,500



Total floor area 42.5 m² (458 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
SKG110573 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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