



Toyland | Fendike Bank | Thorpe Fendike | PE24 4QH

Asking Price: £340,000



When it comes to  
property it must be

  
lovelle



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## SUMMARY

- Open Field Views
- Country Lane Position
- No Immediate Neighbours
- Generous Size Bungalow
- Double Garage & Carport
- Three Bedrooms
- Bathroom & Shower Room
- Lounge & Conservatory
- Open Plan Kitchen/Living/Dining
- EPC Rating F



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## DESCRIPTION

Fantastic open views, good size bungalow located on a country lane position with no immediate neighbours! Located on a generous plot this extended detached bungalow has three bedrooms and two bathrooms, utility room, large open plan kitchen with central island and views over the rear gardens, dining/living room with log burner and beautiful conservatory off. There is also a generous lounge with multi fuel burner. The property has UPVC double glazing and LPG bottled gas central heating. Fantastic sized plot with parking for numerous cars, large car port and double garage. The rear garden is landscaped with features including raised decked seating area, summer house with covered entertainment area, fish pond with pergola, lawns and patio, veg plots and greenhouse plus numerous useful sheds.

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## LOCATION

Beautiful country lane position with open field views and no immediate neighbours. Located four miles from the Market Town of Wainfleet which has local shops, primary school, train station, six miles from the Market Town of Spilsby and eight miles from the coastal town of Skegness.

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## DIRECTIONS

Head south on Roman Bank A52. Follow Church Lane and Everingtons Lane to Skegness Road - A158 in Burgh le Marsh - for approximately 2.8 miles. Turn right onto Church Lane, turn left to stay on Church Lane. Continue onto Everingtons Lane for approximately 1.5 miles. Turn right onto Skegness Road - A158. Continue on Middlemarsh Road. Take Croft Lane to Wainfleet Road/B1195. Turn left onto Middlemarsh Road. Turn right onto Low Road, Turn left onto Croft Lane. Turn right onto Lymn Bank. Turn left and continue on B1195. Drive to Station road. Continue along station road and go across the railway crossing and take the right turn. Follow the road and then turn onto fendike bank. The property can be found on the right had side just past the old chapel.





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## PARTICULARS OF SALE

### Hall:

Entered via UPVC front door, with loft access (with ladder), radiator, doors to;

### Bedroom One:

**13'3" (4.037) x 9' (2.731) to wardrobes**

UPVC window to the front aspect, radiator, fitted wardrobes.

### Bedroom Two:

**10'1" x 9'9" (3.07m x 2.97m)**

UPVC window to the front aspect, radiator, fitted wardrobes.

### Bedroom Three:

**11'7" x 7'4" (3.53m x 2.24m)**

UPVC window to the rear aspect, radiator, fitted wardrobes.

### Shower Room:

**8'10" x 4'5" (2.7m x 1.35m)**

UPVC window to the rear aspect, shower cubicle, low level wc, wash hand basin inset into vanity unit, ladder style radiator, tiled walls and floor, spotlights.

### Bathroom:

UPVC window to the rear aspect, low level wc, wash hand basin inset into vanity unit, bath with mixer tap/shower attachment, tiled walls and floor, radiator, spotlights.

### Kitchen:

**22'7" (6.89) x 3.1 + 9'3" (2.83) x 7'4" (2.24)**

UPVC window to the rear aspect, fitted base and wall cupboards, central island with integral breakfast bar, space for American style fridge-freezer, space for dishwasher, space for range style cooker, extractor hood over, stainless steel sink, tiled floor, log burner, door to utility room, door to lounge, open to conservatory and;

### Living/Dining Room:

**14'2" x 11'11" (4.32m x 3.63m)**

UPVC window to the front aspect, tiled floor, radiator.

### Conservatory:

**11'9" x 8'7" (3.58m x 2.62m)**

Of brick and UPVC construction with tiled floor and radiator.



### Lounge:

**15'1" x 14'4" (4.6m x 4.37m)**

UPVC window to the front aspect, multi fuel burner with brick surround, radiator, laminate floor.

### Utility Room:

UPVC windows and door to the rear garden, tiled floor, space for washing machine and tumbler.

### Outside:

To the front of the property is a double width concrete drive leading to the double garage. The rest of the frontage is laid to gravel and second driveway to the other side of the bungalow leads to the carport. The rear garden is landscaped to a variety of areas including; raised decked seating area, patio and lawn, summerhouse with covered seating area off with brick BBQ, fishpond with pergola, veg plots and greenhouse, various useful sheds, enclosed by fencing and hedging. The property enjoys no immediate neighbours and open field views to the front, side and rear aspects.



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## TENURE

The tenure of this property is Freehold.

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## SERVICES

LPG Gas central heating, private sewerage, mains water and electric. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

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## LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01754 769769 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

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## FLOOR PLANS

### GROUND 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

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