

Buy. Sell. Rent. Let.



Cra-La-Ve, Maddison Lane, Partney, Spilsby, PE23 4PX



£295,000

When it comes to
property it must be


lovelle



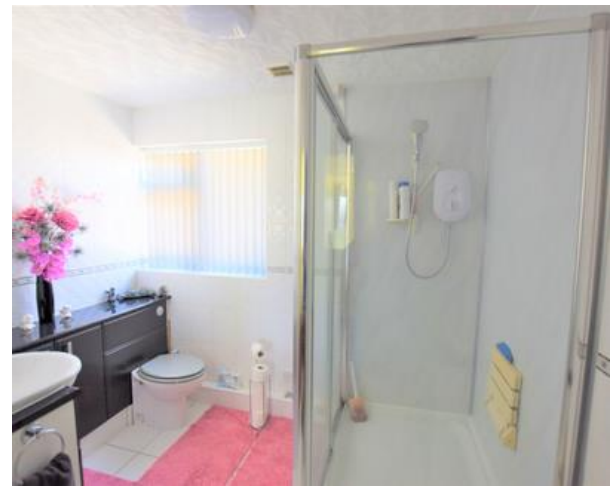
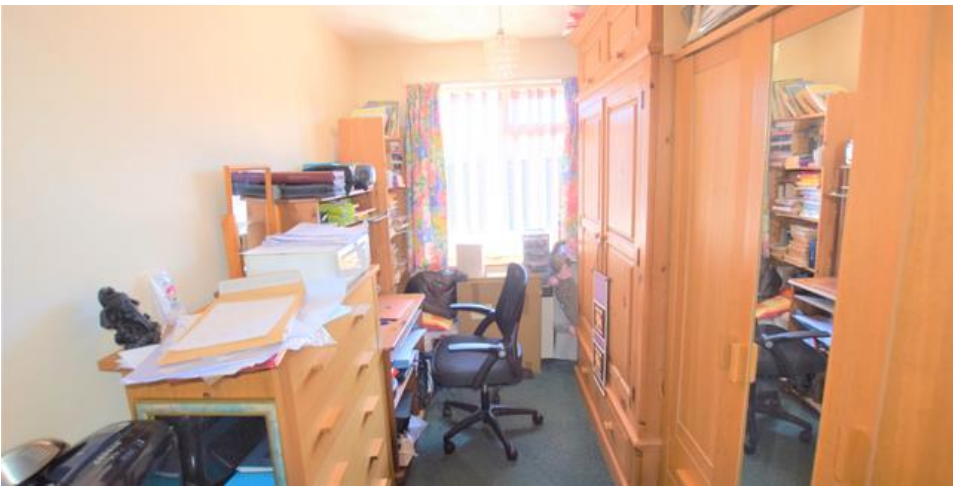
£295,000



FOR SALE WITH NO ONWARD CHAIN! Well presented, spacious three bedroom detached bungalow with large plot, driveway, carport and garage with spacious accommodation in pleasant village location.

Key Features

- Detached Bungalow
- Three Bedrooms
- Kitchen
- Lounge
- Sun Room
- Garage & Carport
- EPC Rating B
- Tenure: Freehold





Well presented detached bungalow in lovely position within the village of Partney near the Market Town of Spilsby. For sale with no onward chain this spacious bungalow offers accommodation comprising; entrance porch, hallway, three bedrooms, modern shower room, utility & further wc, lounge, kitchen and large sunroom with electric storage heating and the benefit of owner owned solar panels to reduce your energy bills! The property has a driveway, carport and garage and large plot to all sides of the bungalow laid to patio, lawn and gravel with plenty of sheds for storage. The village has good amenities including village store and petrol station, primary school, pub/restaurant and there are views of the Church from this property!

Porch

Upvc entrance door, door to;

Hall

Electric storage heater, airing cupboard, loft, (ladder and light, partly boarded)

Bedroom One

3.62m x 3.33m (11.9ft x 10.9ft)

Upvc window to side aspect, electric storage heater, coved and textured ceiling.

Bedroom Two

3.61m x 3.33m (11.8ft x 10.9ft)

Upvc window to the front aspect, electric storage heater, fitted wardrobes, coved and textured ceiling.

Bedroom Three

3.61m x 2.11m (11.8ft x 6.9ft)

Upvc window to the side aspect, electric storage heaters.

Shower Room

2.64m x 2.55m (8.7ft x 8.4ft)

Upvc window to the side aspect, back to wall wc, wash hand basin inset in vanity, shower cubicle.

Lounge

4.57m x 3.68m (15ft x 12.1ft)

Upvc window to the front and side aspect, electric storage heaters, electric fire.

Kitchen

3.61m x 2.94m (11.8ft x 9.6ft)

Upvc window to the side aspect, base and wall cupboards with worksurface over, integrated fridge, water softener, space for washing machine, electric hob with extractor fan over, stainless steel sink with quorker tap, electric double oven, tiled floor, electric storage heater, door to;

Sun Room

5.39m x 3.69m (17.7ft x 12.1ft)

Tiled floor, upvc windows and patio doors to the garden, electric storage heater.

Utility

Cupboard with plumbing for washing machine, tiled floor, upvc door to garden, door to;

WC

Upvc window, low level WC.

Garage

5.01m x 2.91m (16.4ft x 9.5ft)

Upvc window and wooden door to garden.

Outside

The property sits within a large plot. Pedestrian side gate opens to footpath via the front gravelled garden to the front door. To one side of the property is a concrete driveway leading to car port with timber shed to the rear and single garage. Gated access leads to the rear garden laid to patio, lawn and gravel with two sheds, the garden extends to the other side of the property offering further large gravelled area. The whole plot is enclosed by fencing, hedging and walling.

Services

The property has electric heating radiators, mains water and electricity and sewerage. The property also has solar panels and a battery storage. 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.

Location

Situated on the edge of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, Partney is only a few miles away from the nearest well served Market Town of Spilsby which has a supermarket, doctors and secondary school and within a short drive of the property is the town of Skegness (12 miles) which offer more shopping areas and schools. Partney was by-passed in 2005 which makes the village a quiet place to live but with easy access to the A16/A158 main roads but has its own amenities including filling station and mini supermarket, Primary school, Red Lion Inn with restaurant and guest rooms, pretty Church, village hall and bus services.

Directions

From Skegness, take Burgh Road A158 out of town. Follow the burgh bypass to Gunby Roundabout. Take the exit labelled for Spilsby, Horncastle, and Lincoln. Follow the road through Candlesby. Follow the road for approximately 2 miles before taking the first right into Partney Village. Follow the road for approximately 0.5 miles before taking the first right onto Maddison Lane. The property can be found marked by our for sale board past the school on the left hand side.





LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

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.

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 the 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 the 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.

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.

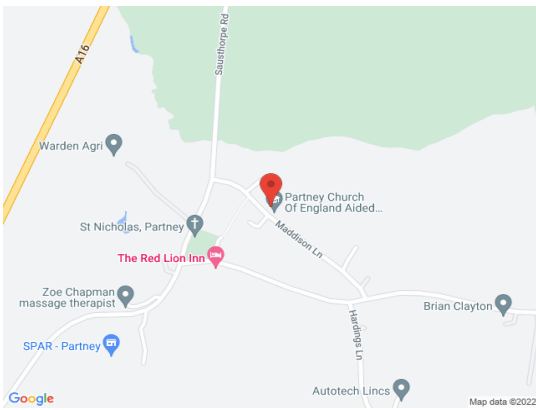
ENERGY PERFORMANCE INFORMATION

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.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract

GROUND FLOOR



When it comes to **property**
it must be


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