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11 Sycamore Close, Croft, PE24 4SX



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£257,000

When it comes to
property it must be


lovelle



£257,000



Immaculate, deceptively spacious bungalow with impressive sun room overlooking beautiful open field views to the rear aspect! Located in a quiet cul-de-sac location within the quaint village of Croft just two miles from the Market Town of Wainfleet and four miles from the coastal town of Skegness so you get a fantastic semi-rural location but within a few miles of many amenities including railway station, shops, pubs etc. The accommodation comprises; spacious hallway, bathroom, three double bedrooms, lounge, kitchen and large sun room with vaulted ceiling overlooking the rear garden and the open field views. There is oil central heating and UPVC double glazing, front gardens, driveway for several cars and detached garage with electric remote controlled door, low maintenance rear garden with summer house.

Key Features

- Impressive Sun Room
- Gorgeous Open Field Views
- Quiet, Cul-de-sac Location
- Three Bedrooms
- Low Maintenance Gardens
- Immaculate Throughout
- EPC rating D
- Tenure: Freehold





Hall

Entered via UPVC side door, spacious with cupboard housing hot water tank and immersion, radiator, doors to;

Lounge

4.72m x 3.61m (15.5ft x 11.8ft)

Electric fire, radiator and UPVC window to the front elevation.

Kitchen

4.01m x 3.05m (13.2ft x 10ft)

Fitted with wall, base and drawer units, sink and drainer. Plumbing for washer and dishwasher, space for fridge-freezer, with tiled wall splashback and tiled flooring. Radiator and UPVC window to the rear elevation. Door leads into;

Conservatory

4.37m x 3.84m (14.3ft x 12.6ft)

Beautiful, vaulted ceiling with UPVC windows to three elevations, ample space and patio doors to rear garden and the open views. Ideal for dining and relaxing area.

Bedroom One

3.81m x 3.45m (12.5ft x 11.3ft)

Double bedroom with radiator and UPVC window to the front elevation.

Bedroom Two

3.89m x 3.02m (12.8ft x 9.9ft)

Double bedroom with radiator and UPVC window.

Bedroom Three

3.02m x 2.41m (9.9ft x 7.9ft)

Double bedroom, currently used as a study with radiator and UPVC window to the side elevation.

Bathroom

Fitted with low level Wc, pedestal wash hand basin, bath and shower over, UPVC opaque window, towel radiator, tiled walls and floor.

Outside

The exterior offers a front garden laid to lawn and shrubs and driveway to the side leading to the garage with electric and power as well as a UPVC door and UPVC window to the side, electric remote control roller door, housing the oil central heating boiler. The rear of the property offers a summer house and easy maintenance patio garden with superb open field views.

Services

The property has Oil central heating, mains water, sewerage and electricity. 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

Croft is a small village location four miles from Skegness and two miles from the Market Town of Wainfleet. It has a pretty church and surrounded by arable and pasture land.

Directions

From Skegness take the A52 south towards Boston for approximately 4 miles. Take the right turn signposted Croft follow this road until you enter the village where the turning for Sycamore Close can be found on the right, follow the road and the property will be found towards the bottom on the righthand side marked by our sale board.

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 Notes

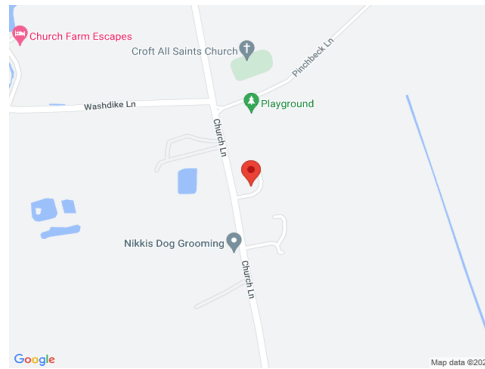
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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