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## Lavender Cottage, Croft Lane, Skegness, PE24 4PF



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£259,700

When it comes to  
property it must be

  
lovelle





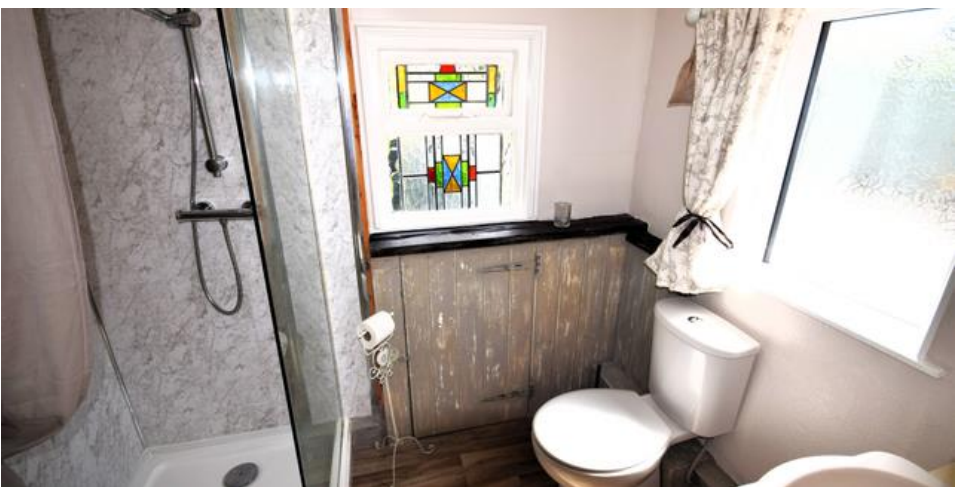
£259,700



Key Features

- Character Cottage
- Three Bedrooms
- Two Reception Rooms
- Outbuildings including Home Office
- Gravelled Driveway
- Open Field Views
- EPC rating E
- Tenure: Freehold









Gorgeous cottage, oozing character! Beautifully presented with OPEN VIEWS! Great country lane position with lovely pub 100 metres away! This attractive cottage has a pretty front garden and landscaped, well thought out large rear garden including a home office, summer house and workshop. The accommodation comprises; entrance porch, dining room, living room, kitchen with pantry off, with three bedrooms and bathroom to the first floor. Great position as offers an idyllic countryside location but also only 1 & 1/2 miles from the Market Town of Wainfleet with good amenities including train station, bus services, mini supermarket, shops, pubs/restaurants/take-aways, primary school, post office and the coastal town of Skegness just five miles away with full town amenities.

### Entrance Porch

0.9m x 1.6m (3ft x 5.1ft)

Entered via UPVC front door with door leading to;

### Dining Room

4m x 3.62m (13.1ft x 11.9ft)

Staircase to the first floor landing, UPVC window to the front aspect, radiator, power points, multi-fuel burner, central lighting, storage cupboard, door to kitchen and;

### Living Room

3.63m x 3.64m (11.9ft x 11.9ft)

UPVC window to the front aspect, open fire set in feature brick surround with timber mantel, wall light, radiator, power points.

### Kitchen

2.6m x 5.7m (8.4ft x 18.7ft)

UPVC window to the rear aspect, fitted base units with work surfaces over, Ceramic 1 and a half bowl sink and drainer with mixer taps, electric cooker, dishwasher, radiator, power points, tiling to the floor and part panelled walls, door to utility and door way to;

### Pantry

2.6m x 2m (8.4ft x 6.5ft)

Fitted shelving, UPVC window to the rear aspect, electric consumer unit, space for fridge freezer.

### Utility Room

3.7m x 2.2m (12.3ft x 7.3ft)

Cupboard housing the plumbing for washing machine, UPVC window to the side aspect, cupboard housing the oil boiler which supplies the central heating and hot water, storage cupboard, door to rear garden, door to;

### Shower Room

1.6m x 2.2m (5.3ft x 7.3ft)

Three piece white suite including shower enclosure and mixer shower, pedestal wash hand basin and Wc, electric heated towel rail, pretty leaded and stained glass window and UPVC window.

### Landing

0.8m x 1.8m (2.5ft x 6ft)

With doors to;

## Bedroom One

4.51m x 2.75m (14.8ft x 9ft)

Radiator, two UPVC windows to the front aspect, fitted storage cupboards/wardrobes, loft access, power points.

## Bedroom Two

3.64m x 3.13m (11.9ft x 10.3ft)

Maximum dimensions. Radiator, UPVC window to the front aspect, fitted storage cupboards/wardrobes, power points.

## Bedroom Three

2.63m x 1.74m (8.6ft x 5.7ft)

Radiator, UPVC window to the rear aspect, fitted cupboard, power point.

## Bathroom

3.28m x 1.76m (10.8ft x 5.8ft)

Pedestal wash hand basin, roll top bath with shower mixer taps, radiator, part tiled walls, airing cupboard housing the hot water cylinder.

## WC

0.6m x 1.6m (2.1ft x 5.1ft)

UPVC window to the rear aspect, half tiled walls, Wc.

## Outside

To the front of the property is a pleasant lawned garden with flower borders fronted by a few low level walls with central gate and footpath.

## Driveway

Large gravelled driveway located to the rear of the cottage allowing parking for multiple vehicles and is accessed via double gates via a right of way over the neighbouring property. The driveway leads to the;

## Single Garage

Up and over garage door, side access door.

## Garden

The rear gardens are beautifully landscaped and are divided into several sections. Adjacent to the back of the cottage is a concrete patio area with coal store and wood shed. Next to this is the gravelled car parking area, beyond this we have a lawned garden section with flower borders plus the summerhouse. Beyond this is bin store and a covered area opening through to the hidden garden beyond with home office, raised timber decked area, lawn, plants and pond and workshop with covered seating area. Finally to the rear of the workshop, gated access leads to the vegetable beds, fruit trees including apple and damson and a greenhouse. Gated access beyond this leads to a further garden area and timber shed.

## Summer House

3.59m x 2.35m (11.8ft x 7.7ft)

With light and power. Pretty space to sit and relax.







### Home Office

3.12m x 3.07m (10.2ft x 10.1ft)

Entered via a single door, which features a pot belly log burning stove, power and lighting, single glazed windows and leaded & stained window, plastered walls and carpeted.

### Workshop

4.12m x 3.53m (13.5ft x 11.6ft)

Power and lighting, single glazed windows, door to vegetable garden. In front of the workshop is a covered seating area and an attached shed.

### Services

The property has oil central heating, mains water and electricity, private sewerage to septic tank. Please note access to the parking is via next door. 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 five miles from Skegness and 1.5 miles from the Market Town of Wainfleet. It has a pretty church, pub and surrounded by arable and pasture land.

### Direction

From Skegness take the A52 south towards Boston for approximately 4 miles. Take the right turn signposted Croft. Take the next turn left and follow the road to the end. At the T junction, turn right and follow the road and the property will be found on the right hand side, before you get to the Chequers Pub, marked by our 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

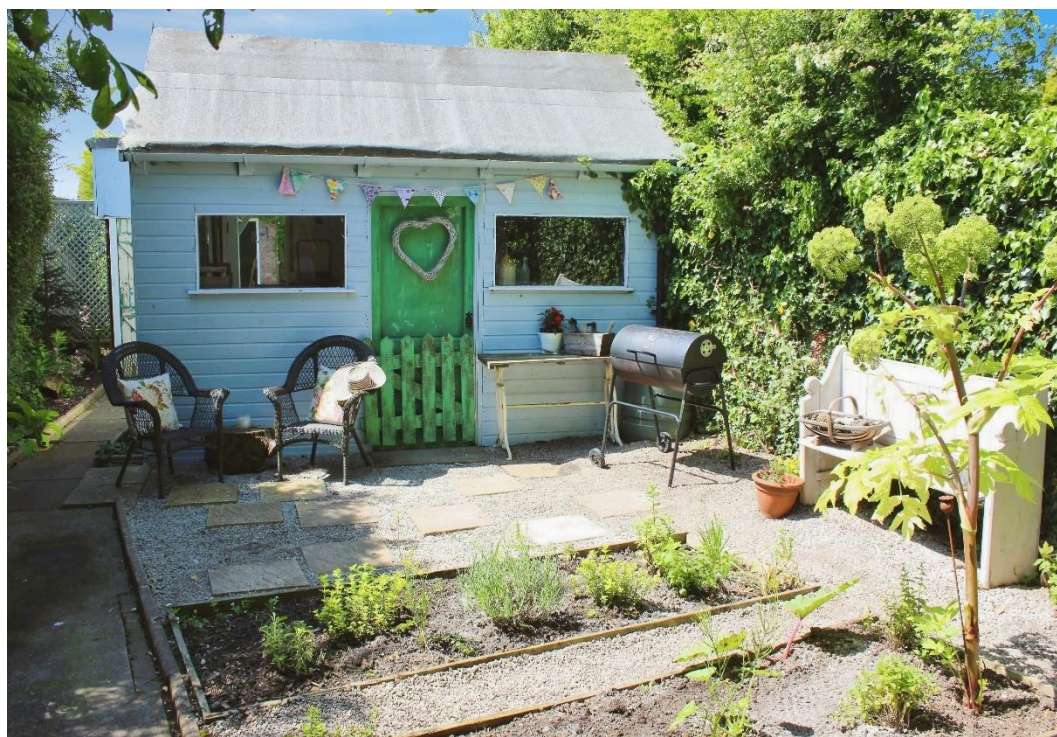
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

## Energy Performance Information

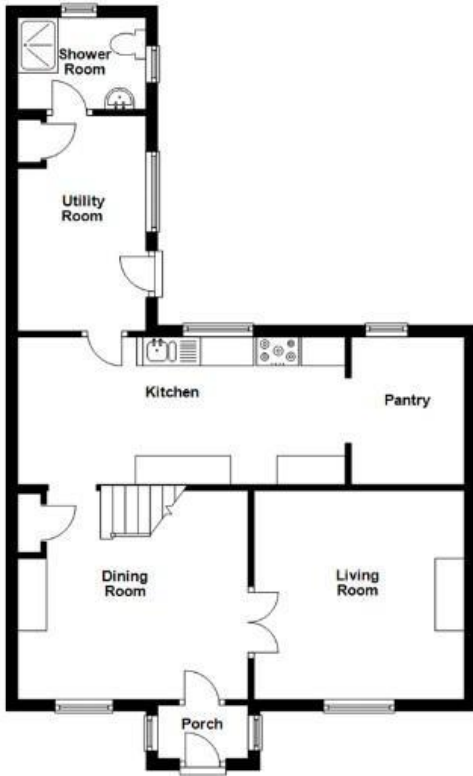
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

## Agents Notes

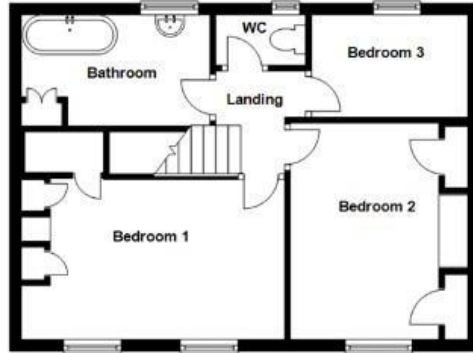
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Ground Floor



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 42 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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