

Buy. Sell. Rent. Let.



Rose Cottage, Croft Bank, Skegness, PE24 4RL



3



2



4

£325,000

When it comes to  
property it must be

  
**lovelle**





£325,000

 3  2  4

### Key Features

- No Near Neighbours
- Open Views to All Aspects
- Three Double Bedrooms
- Ensuite to Master Bedroom
- Large Conservatory
- Two Reception Rooms
- EPC rating E
- Tenure: Freehold







WOW, open views and no near neighbours! Delightful, detached home with lots of off road car parking, double garage and static caravan! The accommodation comprises; hallway, downstairs Wc, dining room, study, lounge with bar, conservatory, kitchen and breakfast/utility room, with oil central heating and UPVC double glazing, well presented with good, proportioned rooms.

### Hall

Entered via UPVC door to the side aspect, radiator, stairs to the first floor, doors to Wc, kitchen, lounge and family room.

### Lounge

7.2m x 4.3m (23.6ft x 14.1ft)

With bar, multi-fuel burner and brick surround, radiator, door to;

### Conservatory

6.1m x 3.47m (20ft x 11.4ft)

Of brick and UPVC construction with doors to the garden.

### Kitchen

4.19m x 2.56m (13.7ft x 8.4ft)

UPVC windows to the front and side aspects, fitted with a range of base and wall cupboards, integrated double oven, space for washing machine, space for dishwasher, open doorway to;

### Hall

With composite door to the driveway and open doorway to;

### Breakfast Room

4.49m x 3.47m (14.7ft x 11.4ft) max dimensions

With UPVC window to the front aspect, space for fridge freezer, fitted base cupboards with work surfaces over.

### Family Room

4.24m x 4.05m (13.9ft x 13.3ft)

UPVC window to the rear aspect, brick fireplace, radiator, open arch to;

### Study

2.99m x 1.63m (9.8ft x 5.3ft)

With UPVC window to the rear aspect.

### Wc

UPVC window to the front aspect, low level Wc, pedestal wash hand basin.

### Landing

Mezzanine with UPVC window to the front aspect, fitted cupboards.



## Master Bedroom

5.1m x 4.28m (16.7ft x 14ft)

UPVC window to the rear aspect, radiator, fitted wardrobes, door to;

## Ensuite

With shower cubicle, low level Wc, wash hand basin, radiator, tiled walls and floor.

## Bedroom Two

4.28m x 4.02m (14ft x 13.2ft)

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

## Bedroom Three

3.67m x 3.15m (12ft x 10.3ft)

UPVC window to the rear aspect, radiator.

## Bathroom

4.21m x 2.55m (13.8ft x 8.4ft)

UPVC window to the side aspect, radiator, bath, low level Wc, pedestal wash hand basin, fitted cupboards.

## Outside

Situated on a good size plot but landscaped by the current vendors for ease of maintenance. Approached over a block paved driveway which opens to large block paved frontage and turning bay and leads to the double garage. There are also vegetable plots and a greenhouse. There is a hand gate that opens to a small enclosed garden area and the static caravan comprising of accommodation of lounge/diner, shower room, twin room and double bedroom. The side and rear garden is laid to block paving and artificial grass and there is an external oil central heating boiler. There gardens are enclosed and enjoys open field views in all directions. rear garden is laid to block paving and artificial grass. The external oil boiler is also located in the rear.

## Double Garage

6.59m x 5.25m (21.6ft x 17.2ft)

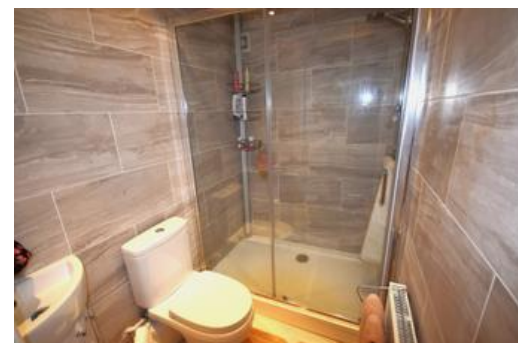
With electric roller door, UPVC window to the side aspect, power and light.

## Services

The property has oil central heating, mains water, private sewerage to septic tank 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 Bank is surrounded by arable and pasture land. To the south is Croft village which is a small village with a pretty church and pub, 1.5 further on the Market Town of Wainfleet and to the north the town of Skegness.





### Directions

From Skegness take the A52 south towards Boston for approximately 3 miles. Rose Cottage will be found on the left hand side marked by our for 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

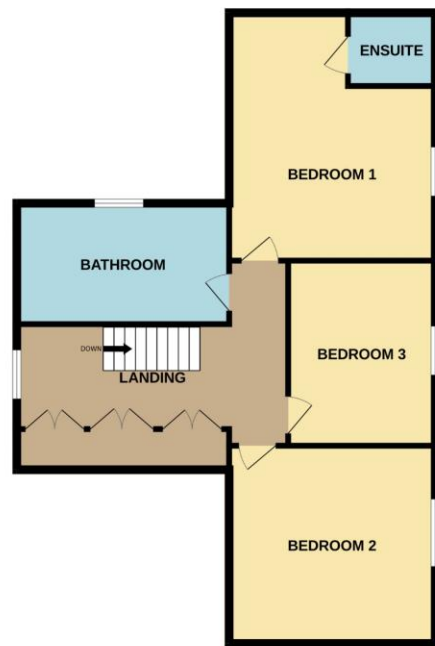
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GROUND FLOOR



1ST 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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01754 769769

skegness@lovelle.co.uk

