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15 Waincroft Close, Wainfleet St Mary, PE24 4LH



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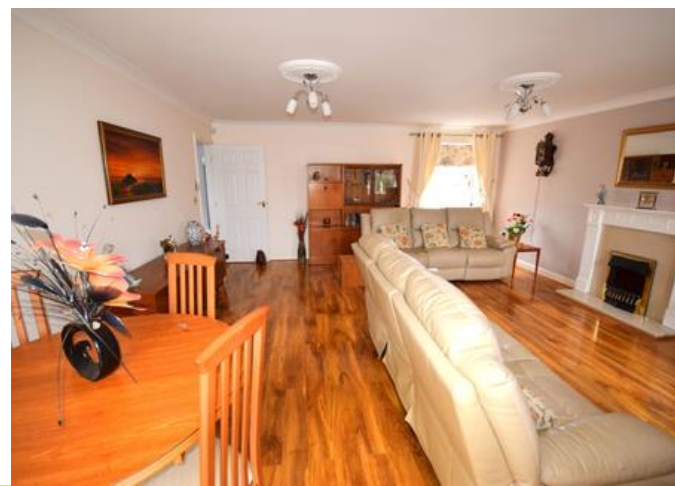


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£270,000

When it comes to
property it must be


lovelle



£270,000

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Key Features

- Double Width Drive & Single Garage
- Three Double Bedrooms
- Quiet Cul de Sac Location
- Low Maintenance Garden
- No Onward Chain
- Not Overlooked
- EPC rating E
- Tenure: Freehold





Well presented bungalow in quiet cul-de-sac for sale with NO ONWARD CHAIN! The accommodation comprises; hallway, kitchen-diner, large lounge-diner, conservatory, three bedrooms, large bathroom, en-suite to the master with oil central heating and UPVC double glazing. Lovely low maintenance gardens, double width driveway for several cars and a single garage. Lovely cul-de-sac location in a well served market town with shops, bus service, train station, restaurants/pubs/takeaways, primary school, post office and mini supermarket.

Entrance

Entered via a composite door and side screen on the side elevation, with level threshold/integral ramp from the block paved driveway.

Reception Hall

With radiator, coving to ceiling, storage cupboard, built in airing cupboard housing the hot water cylinder and storage, access to the roof space with pull down ladder, doors to;

Dining Kitchen

4.6m x 2.8m (15.1ft x 9.1ft)

(Maximum dimensions) Fitted with a range of base and wall cupboard with rolled edge worksurfaces over and tiled splashbacks, ceramic 1 & 1/4 bowl sink unit with mixer tap over, integrated induction hob and integrated electric double oven, telephone point, space and plumbing for washing machine, space for dishwasher, space for fridge/freezer, double radiator, UPVC window and door to the side aspect, UPVC window to the front aspect, coving to ceiling, downlights to ceiling.

Lounge-Diner

5.5m x 5.1m (17.9ft x 16.8ft)

With UPVC windows to the front and rear aspects, two radiators, coving to ceiling with two pendant lights on separate dimmer switches, TV aerial point, electric fire in a decorative surround, telephone point, pair of UPVC double glazed French doors into;

Conservatory

3.5m x 2.5m (11.4ft x 8.11ft)

Of Edwardian style on a brick base and UPVC glazed construction, with UPVC double glazed patio doors to the rear garden, plenty of opening windows, polycarbonate pitched roof, radiator, fitted blinds, tiled floor.

Bedroom One

4.3m x 3.7m (14.2ft x 12.2ft)

With UPVC double glazed window to the rear aspect, radiator, coving to ceiling, extensive range of built in furniture incorporating double wardrobe, four single wardrobes with bedhead recess and cupboards above, display and bedside cupboards, matching drawers and cupboards, telephone point, TV aerial point, door to;

Ensuite Shower Room

With shower enclosure, pedestal wash hand basin, low level Wc, opaque UPVC double glazed windows to the side aspect, radiator, tiled walls, extractor fan, downlights to ceiling.

Bedroom Two

3.4m x 3.1m (11.1ft x 10.1ft)

With UPVC window to the front aspect, radiator, coving to ceiling, fitted wardrobes and chest of drawers.

Bedroom Three

3m x 2.8m (9.7ft x 9.2ft)

With UPVC window to the side aspect, radiator, coving to ceiling, telephone point.

Bathroom

2.8m x 2.5m (9.3ft x 8.2ft)

With panelled bath, low level Wc, wash hand basin, shower enclosure, radiator, coving to ceiling, extractor fan, tiled walls and floor, opaque UPVC double glazed window to the side elevation.

Outside

To the front of the property is a garden laid to artificial lawn with shrubs and bushes, cold water tap. There is a double width block paved driveway that leads to the garage. There are concrete paths to either side leading to the rear garden with patio, artificial lawn and purple slated areas, shrub borders, a corner screened area with gravelled storage and central heating oil tank and outside lighting. The rear garden is enclosed by fencing and not overlooked.

Garage

5.5m x 3.2m (18.2ft x 10.4ft)

With electric roller garage door, UPVC personnel door and window to the rear aspect, light and power, containing the oil fired central heating boiler.

Services

The property has oil central heating, mains 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.

Location

Wainfleet has various amenities including bus services, train station, shops, primary school, pubs/restaurants and take aways.

Directions

From Skegness take the A52 south towards Boston for approximately 4 miles. Where signposted turn right into Wainfleet on Skegness Road. Continue on Skegness Road until you get to the junction with the Market Place on your right hand side. Turn right and continue past the cemetery, the turning for Waincroft Close will be found on the right hand side and number 15 is on the right 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

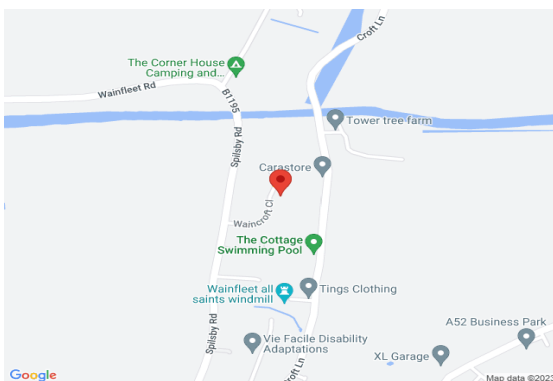
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

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		
39-54	E	49 E	
21-38	F		
1-20	G		



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