

Buy. Sell. Rent. Let.



18 High Street, Wainfleet St Mary

£375,000



4



2



6

When it comes to  
property it must be

  
**lovelle**



£375,000

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### Key Features

- Large Detached Period House
- Four Bedrooms
- NO CHAIN
- 1/4 Acre Plot - Enclosed Rear Garden

- Six Reception Rooms
- Double Car Port & Driveway
- EPC rating E
- Tenure: Freehold





FOR SALE WITH NO ONWARD CHAIN! Fantastic, spacious period property! Extremely deceptive from the front view, really must be viewed! Good size 1/4 acre plot and enjoys great central location in this well served small Market Town. The accommodation comprises; beautiful entrance hallway with attractive staircase and galleried landing, lounge, music room, dining room, study, garden room, conservatory, kitchen-diner, large utility room, downstairs wc, with four generous double bedrooms to the first floor and attractive family bathroom. Located in the Conservation area of the town and retaining many character features this detached home offers wonderful charm and individuality. The property has a gravelled driveway for several cars which leads to an open fronted double carport and good size enclosed rear gardens plus two useful brick outbuildings which subject to the necessary planning/consents could be converted to home office if required.

### Hall

5.00m x 2.85m (16'5" x 9'5")

Front entrance door, electric storage heater, secondary glazed leaded window to the front aspect, stairs to the first floor, cupboard housing consumer unit, doors to;

### Lounge

5.04m x 4.22m (16'6" x 13'10")

With sash window to the front aspect with secondary double glazing, UPVC door to the rear aspect, deep skirtings, multi-fuel burner with marble surround and tiled hearth, coving, dado rail, open arch to;

### Music Room

4.85m x 4.30m (15'11" x 14'1")

With sash window with secondary double glazing to the front aspect, electric storage heater, deep skirtings, coving.

### Dining Room

4.85m x 5.01m (15'11" x 16'5")

With sash window with secondary double glazing to the front aspect, wooden flooring, open fire with wooden surround, picture rail, deep skirtings.

### Study

3.99m x 3.12m (13'1" x 10'2")

With window to the side aspect with secondary double glazing, door to the front aspect, door to;

### Inner Hall

Handy area for coats and boots and doors to;

### Wc

Low level Wc, wash hand basin, window to the side aspect.

### Garden Room

4.34m x 3.47m (14'2" x 11'5")

Sealed unit double glazed window to the rear garden, UPVC door to the side aspect.

### Kitchen-Diner

5.84m x 4.97m (19'2" x 16'4")

Sealed unit double glazed window to the side aspect, log burner with tiled hearth, Belfast sink inset into freestanding unit, Belling range style cooker, extractor hood over, larder cupboards one housing the hot water tank with immersion, worktops over space for fridge and freezer, exposed beam to ceiling, door to;

### Utility/Laundry Room

4.31m x 3.60m (14'1" x 11'10")

With window and door to conservatory, Belfast sink inset into freestanding unit, space for washing machine and dishwasher, fitted larder cupboards.

### Conservatory

4.98m x 3.34m (16'4" x 11'0")

Of timber and glazed construction with door to carport and rear garden and utility, established vine (red grapes).

### Landing

Two electric storage heaters, 'feature tap' (original tap to bring hot water to the first floor, in the agent's opinion is a lovely feature to retain, no longer functional), spot lights, doors to;

### Bathroom

5.04m x 2.08m (16'6" x 6'10")

With feature stained glass window to the rear aspect, sash window to the side aspect, bath with ball and claw feet with mixer tap/shower attachment, large walk in shower, pedestal wash hand basin, low level Wc, electric radiator/towel rail radiator, wall fan heater.

### Bedroom One

5.80m x 5.05m (19'0" x 16'7")

With windows to the side and rear aspects, electric storage heater, wash hand basin.

### Bedroom Two

4.93m x 3.56m (16'2" x 11'8")

With sash windows to the front and rear aspects, fitted wardrobe, electric storage heater.

### Bedroom Three

4.47m x 4.00m (14'8" x 13'1")

With sash window to the front aspect, electric storage heater.

### Bedroom Four

4.02m x 2.99m (13'2" x 9'10")

With sash window to the front aspect, coving, fitted cupboard.

### Outside

To the side is a gravelled drive (accessed off Silver Street) leading to a double carport and lawned garden with trees and shrubs. The rear garden is laid to patio and lawn with established trees, plants, shrubs and two brick outbuildings.





## Services

The property has 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

Close to the centre of Wainfleet, (Market Town) which has various amenities including bus services, train station, shops, primary school, pubs/restaurants and take aways.

## Directions

On leaving Skegness after approx 5 miles you go over the railway lines and take the second righthand turn (Boston Road) for Wainfleet, follow this road which will bear right over the bridge, go past Batemans Brewery on the left and the property will be found on the right hand side, after the Church and just after the level crossing.

## 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.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	41 E	
21-38	F		
1-20	G		



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