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Postremo Vicarage Lane, Wainfleet St Mary PE24 4JJ



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Offers Over £260,000

When it comes to
property it must be


lovelle



Offers Over £260,000



Key Features

- Large 1/4 Acre Plot
- Edge of Market Town Position
- Two Reception Rooms
- Kitchen-Diner

- Modern Bathroom
- Three Double Bedrooms
- EPC rating E
- Tenure: Freehold





Deceptively spacious, extended detached bungalow on large 1/4 acre plot located on a very pleasant lane on the outskirts of this charming well served Market Town. Well presented accommodation comprises; porch, hallway, lounge, garden room/bedroom four, three double bedrooms, family bathroom and kitchen-diner with oil central heating, UPVC double glazing and was re-wired in 2015. Large 1/4 acre, mature, well stocked plot, large in and out driveway with space to park numerous as well as larger vehicles if required plus single garage, useful outside store/boiler house, two sheds and a greenhouse. Ideal property to enjoy a semi-rural location, appreciate the wildlife, enjoy your outside space and grow your own fruit and veg! Wainfleet is well served with a train station, regular bus services, pubs/restaurants, Co-op, various shops and primary school. If you continue down the lane a few hundred metres and you can enjoy walks along the River Steeping and out into the countryside but you are also less than half a mile from the train station, shops and Market Place!

Porch

Entered via UPVC arched door, with UPVC door to;

Hallway

With radiator, loft access (with ladder, light and part boarded), doors to;

Bedroom One

3.63m x 3.63m (11'11" x 11'11")

With UPVC window to the front aspect, radiator and having picture rail.

Bedroom Two

3.63m x 3.63m (11'11" x 11'11")

With UPVC window to the side aspect, fitted cupboard housing the hot water tank, radiator.

Bedroom Three

3.63m x 3.00m (11'11" x 9'10")

With UPVC window to the side aspect, fitted wardrobe, having picture rail

Bathroom

With UPVC window to the rear aspect, low level wc, pedestal wash hand basin, panelled bath with shower over and shower screen, tiled walls and floor, radiator with towel rail.

Lounge

3.93m x 3.63m (12'11" x 11'11")

With UPVC window to the front aspect, radiator.

Kitchen-Diner

8.47m x 1.90m (27'10" x 6'2")

With UPVC windows to the front, side and rear aspects, tiled floor, fitted base and wall cupboards, fitted work surface, inset stainless steel 1 & 1/2 bowl sink, integrated electric oven, induction hob (mobile) space for washing machine, space for fridge-freezer, door to rear lobby and;

Garden Room

4.29m x 3.01m (14'1" x 9'11")

Lovely room with UPVC full length windows and door over looking the rear garden and radiator. Could also be used as a 4th bedroom.

Rear Lobby

With UPVC door to the rear garden.

Outside

The front garden is laid to lawn and gravel with in and out driveway with fencing and hedging, oil tank and gated access to both sides to the rear garden which is separated by fencing into several sections; lawned area with greenhouse, plants and shrubs, relaxing area laid to lawn with fishpond, patio seating area, partly covered outside the garden room, working garden area with raised veg boxes with fruit trees including various varieties of apple, plum and pear, raspberries, blackcurrants, redcurrants, blueberries, strawberry and rhubarb and there are two storage sheds.

Outside store/Boiler House

Accessed from the rear garden, housing the oil central heating boiler and providing a useful storage room.

Garage

4.96m x 3.10m (16'4" x 10'2")

With garage door to the driveway and personnel door to the rear garden, power and light.

Location

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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.

Directions

From Skegness take the A52 south towards Boston. Go over the railway and take the next turning left into Wainfleet on Boston Road. Turn left just before the bridge onto Low Road and then first right onto Vicarage Lane. The property can be found 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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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