

Buy. Sell. Rent. Let.



Ashdown, Dovecote Lane, Wainfleet PE24 4AD



3



1

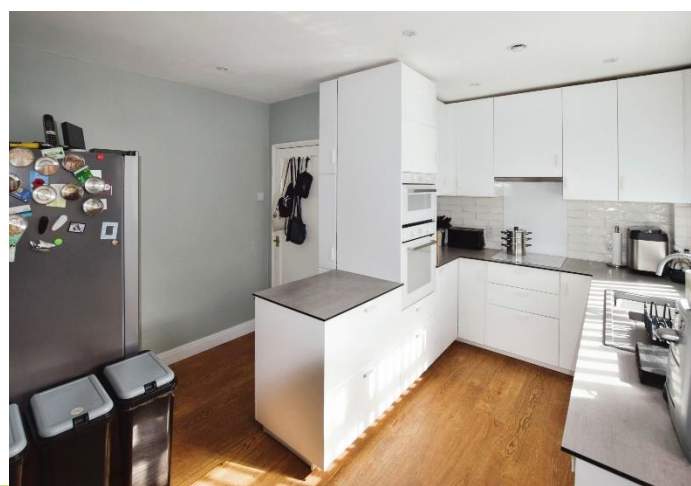


2

£288,000

When it comes to
property it must be


lovelle



£288,000



Key Features

- Large Plot Just Under 1/4 Acre
- Ample Off-Road Parking
- Open Views
- Three Double Bedrooms
- New Roof and Internal Refurbishments
- EPC rating E
- Tenure: Freehold





Large Plot - Just under 1/4 Acre! Country Lane Position on the edge of pleasant Market Town with OPEN VIEWS! Upgraded by the current owners including new kitchen and bathroom, replacement roof, new electric consumer unit, PIV (air purification and dehumidifier unit) and decor. The accommodation comprises handy porch/utility room, lounge, kitchen-diner with conservatory off, three double bedrooms and shower room with AMPLE OFF ROAD PARKING via two driveways and a detached single garage. Wainfleet is well served with train station, various shops, co-op, bus services, primary school, pubs/restaurants/take-aways and petrol station.

Hall

With UPVC front entrance door, Karndean click lock flooring, loft access (with ladder), PIV vent (air purifier and dehumidifier system), doors to;

Bedroom One

4.35m x 3.67m (14'4" x 12'0")

Karndean click lock flooring, Dimplex electric heater, UPVC bay window with plantation shutters and window with matching shutters to the side aspect, fitted wardrobes.

Bedroom Two

3.36m x 3.36m (11'0" x 11'0")

With UPVC window to the rear aspect, Dimplex electric heater.

Bedroom Three

3.67m x 2.42m (12'0" x 7'11")

With UPVC window to the side aspect.

Shower Room

2.33m x 1.95m (7'7" x 6'5")

With UPVC window to the rear aspect, low level WC, pedestal wash hand basin, shower cubicle, heated towel rail, electric heater, tiled walls and floor, spotlights, extractor fan.

Lounge

4.37m x 3.66m (14'4" x 12'0")

With UPVC bay window to the front aspect and plantation shutters, further UPVC window with shutters to side aspect, Dimplex electric heater.

Kitchen-Diner

5.90m x 3.67m (19'5" x 12'0")

With UPVC window to the side aspect, Karndean click lock flooring, fitted with range of base and wall cupboards, 1 and 1/2 bowl sink, integrated dishwasher, integrated microwave, integrated electric oven, integrated electric hob, space for American style fridge freezer, electric oil fired vertical radiator, extractor fan, patio doors to conservatory door to;

Utility/Porch

3.15m x 1.38m (10'4" x 4'6")

With UPVC door to the side aspect, tiled floor, space for washing machine, space for tumble dryer.

Conservatory

2.91m x 2.81m (9'6" x 9'2")

Of UPVC construction with patio doors to the rear garden.

Outside

To the front is a garden laid to lawn and two driveways, one which leads to the detached garage. There is gated access to both sides leading to the rear garden, being laid to patio and lawn with plants, shrubs and enclosed by fencing and hedging.

Garage

7.02m x 3.47m (23'0" x 11'5")

With up and over door, power and light, window to the rear.

Services

The property has mains sewerage, mains water and electric. We have not tested any heating systems, fixtures, appliances or services. The property benefits from a PIV unit (Constant Posivatt Air flow) a new electric consumer unit installed 2022, a new roof to the bungalow in 2022 and the garage has an asbestos roof. 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 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!

Directions

From our office on Roman Bank follow the one way system towards Boston on the A52. Follow the road to Wainfleet All Saints taking the first turning on the right, follow the road and take a left turn onto Rumbold and then next left for Dovecote Lane where the property will be found on the right hand side marked by our sale board.

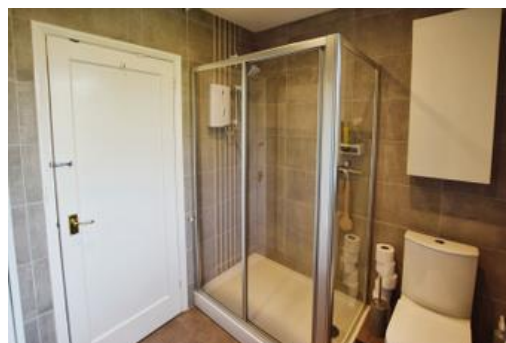
Local Authority

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.

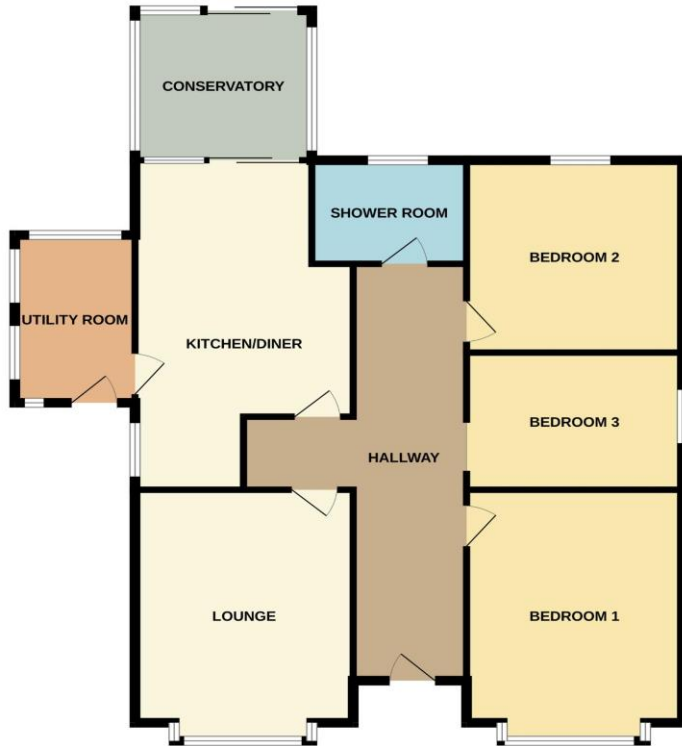
Energy Performance Certificate

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 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. Made with Metropix ©2024



When it comes to **property**
it must be


lovelle
01754 769769

skegness@lovelle.co.uk

