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Ivorholme, Croft Lane, Croft, PE24 4PA



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Offers in excess of £260,000

When it comes to  
property it must be

  
**lovelle**





Offers in excess of £260,000

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### Key Features

- Detached Chalet Bungalow
- Large 1/4 of an Acre Plot
- Large Driveway - Space for Large Vehicles
- Quiet Country Lane Location

- Four Bedrooms
- Family Wet Room & En-Suite
- EPC rating E
- Tenure: Freehold







WOW! Large 1/4 of an acre plot! Great country lane position but also less than half a mile to the Market Place in Wainfleet which is a well served historic Market Town with railway station, bus services, pubs/restaurants, take-aways, Co-op, various other shops and primary school. Well presented, spacious home which in the agent's opinion offers flexible and versatile accommodation as the layout could be conducive to various families needs including people working from home or looking for annexe accommodation/multi generational living. The accommodation comprises four double bedrooms, wet room and an en-suite bathroom, lounge, kitchen-diner, utility room and conservatory. There is LPG gas central heating and majority UPVC double glazing and large double width driveway with space for numerous vehicles including large vehicles like caravans/motorhomes etc. Well maintained landscaped rear garden with LARGE FISHPOND!

### Entrance Hall

Spacious entrance hall entered via a UPVC front door, radiator, stairs leading to bedroom three, doors to;

### Kitchen/Diner

4.62m x 3.51m (15'2" x 11'6")

Fitted with a range of base, wall and drawer units, sink and drainer, integrated electric double oven, electric hob and extractor hood, plumbing for washing machine and dishwasher, space for fridge, radiator. This room offers ample space for a dining table and chairs with UPVC window to the side aspect and doors to the conservatory and lounge.

### Lounge

4.67m x 3.51m (15'4" x 11'6")

(measurements into bay) A great sized lounge with UPVC bay window to the front aspect looking over the front garden with additional UPVC window to the side aspect, electric fire and brick surround, two radiators.

### Conservatory

5.64m x 1.83m (18'6" x 6'0")

With UPVC windows to all elevations allowing lots of natural light, polycarbonate roof, two radiators, doorway to utility and door to ensuite.

### Utility Room

2.00m x 1.85m (6'7" x 6'1")

Housing the boiler and offering additional plumbing for a washing machine or dishwasher, fitted shelving. Very handy extra storage space.

### Bedroom One

3.45m x 3.66m (11'4" x 12'0")

A spacious double bedroom with a UPVC bay window to the front elevation, two radiators, fitted wardrobes and storage top boxes over the bed.

### Bedroom Two

3.63m x 3.51m (11'11" x 11'6")

Another great sized double bedroom with UPVC window to the side elevation, two radiators.

### Bedroom Three

3.78m x 4.45m (12'5" x 14'7")

(Room irregular room shape). With UPVC window looking out over the rear garden, radiator.

### Wet Room

With shower area, low level WC, wash hand basin, ladder style radiator, storage cupboard, opaque window to the rear into conservatory, tiled walls, extractor fan.

### Bedroom Four

3.43m x 3.05m (11'4" x 10'0")

With built in storage area, two radiators, spotlights, three UPVC windows to two aspects, UPVC stable door leading to the rear garden.

### En-Suite

With UPVC window, bath with mixer tap/shower attachment, low level WC, pedestal wash hand basin, radiator, door to Bedroom Four.

**Outside** Beautifully landscaped front and rear gardens situated on a large 1/4 of an acre plot with a great sized driveway to the front of the property allowing ample space for up to 8 cars or for a motor home/caravan/larger vehicles. The rear gardens are securely fenced with gated access to both sides of the garden with field and wooded views to the rear. A summer house is



also in the rear garden as well as a large 4m x 3m shed with electricity and the garden also benefits from security lighting. The rear garden has raised bed plus plants and shrubs and has a very large pond which will be included in the sale of the property (stock and pond equipment will not be included in the sale).

## Services

The property has mains sewerage, mains water and electric. We have not tested any heating systems, fixtures, appliances or services. The property has LPG gas central heating. 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

Located on a country lane which links Croft, a small rural village and the historic Market Town of Wainfleet, so you get a great semi-rural position but are also less than 1/2 a mile from the Market Place, shops and services in Wainfleet.

## Directions

From Skegness take the A52 south towards Boston. Turn right where signposted into Wainfleet on the Skegness Road. Turn right onto Mount Pleasant and then right again onto Croft Lane. You will go past the cemetery on the left hand side, past Mill Close (on left) and Croft Close (on your right) and the property will be found shortly after on the right hand side.

## 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.

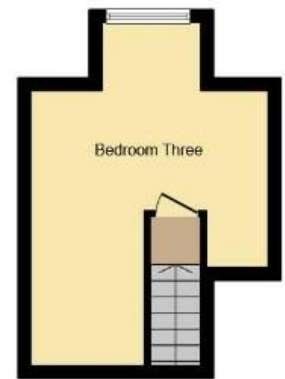
## Agents Notes

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**



**First Floor**

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

  
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