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Doe Hill, Croft Lane, Croft PE24 4PF



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2

£250,000

When it comes to
property it must be


lovelle

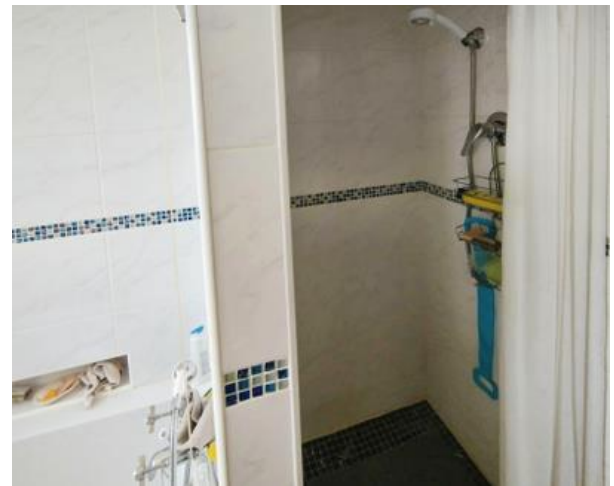


£250,000



Key Features

- Spacious Detached Bunaglow
- Rural Location with Field Views
- Ample Parking
- Garage and Workshop Space
- Boot Room
- Static Caravan
- EPC rating F
- Tenure: Freehold





WOW, quiet country lane position, open field views! Two double bedroom detached bungalow with spacious entrance porch/boot room, hallway, four piece bathroom, kitchen, sun room, lounge-diner, study/workshop with plenty of driveway space for numerous vehicles, garage, workshop, static caravan, with attractive gardens and attractive views over waterways and fields. Lovely rural position but also less than two miles of the well served market town of Wainfleet with train station, bus services, co-op, various other shops pubs, takeaways and restaurants.

Entrance Porch

2.58m x 1.92m (8'6" x 6'4")

Entered via a UPVC door with double glazed opaque glass panel into the brick-built entrance porch which consists of double glazed window to two aspects, carpet, further UPVC door with double glazed opaque glass panel to;

Hallway

Spacious hall with access to airing cupboard with shelving, wall mounted radiator, loft access, doors to;

Living Room

7.26m x 4.24m (23'10" x 13'11")

Large lounge-diner with double glazed windows to two aspects allowing for an abundance of natural light, wall mounted radiator, feature fireplace with decorative brick surround, UPVC door with double glazed glass panel to the;

Sun Room

3.67m x 1.88m (12'0" x 6'2")

With double glazed windows to two aspects, door with glass panels to the study/workshop, doorway to kitchen.

Study/Workshop

4.01m x 2.34m (13'2" x 7'8")

Currently used as a workshop/pets space connecting the main bungalow to the oil tank room. Consisting of UPVC entrance door with double glazed opaque glass panels and a double glazed window to the rear elevation.

Kitchen

5.12m x 2.57m (16'10" x 8'5")

With two UPVC windows, wall mounted radiator, fitted with a range of wall, base and drawers units with complementary works tops, inset sink with mixer tap over, as well as space for a washing machine, space for a freestanding electric cooker and two further under unit appliances, tiled splash backs for ease of maintenance.

Bedroom One

4.19m x 2.97m (13'8" x 9'8")

Large double bedroom with double glazed window to the front aspect, wall mounted radiator, fitted wardrobes.

Bedroom Two

3.94m x 2.51m (12'11" x 8'2")

Double bedroom with double glazed window to the rear aspect, wall mounted radiator, UPVC door to the side garden.

Bathroom

2.89m x 1.62m (9'4" x 5'3")

With tiled walls and floor, double glazed opaque window to the rear aspect, wall mounted radiator, three pieced contemporary white suite to include pedestal sink with mixer tap over and storage under, low flush WC, bath with mixer tap and shower over as well as separate shower cubicle with shower over.

Garage

5.74m x 2.64m (18'10" x 8'8")

Of brick construction, with electric roller door, shelving and power.

Outside

The property enjoys a good size plot with gardens all around. To the front there is an enclosed garden laid to lawn with established plants, trees and shrubs. The property benefits from a large gate that opens to a generous, double width driveway that leads to the single garage and the workshop. There is also a static caravan, small brick built outbuilding and timber shed. To the side and rear the garden is mainly laid to lawn with mature shrubs. The gardens are enclosed by fencing and hedging and enjoy extensive open field views.

Static Caravan

Willerby Leven 30 Caravan (not connected to water).

Workshop

6.00m x 3.00m (19'8" x 9'10")

Of timber construction with timber suspended floor, up and over garage door and lighting.

Services

The property has oil central heating, mains water, private sewerage to septic tank and electricity. 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

Croft is a small village five miles from Skegness and 1.5 miles from the Market Town of Wainfleet. It has a pretty church, pub and surrounded by arable and pasture land. This property sits beside a waterway offering a pretty outlook across the water and the surrounding fields and only one immediate neighbour.

Directions

From Skegness take the A52 south towards Boston for approximately 4 miles. Take the right turn signposted Croft. Take the next turn left and follow the road to the end. At the T junction, turn right and follow the road pass the Chequers Pub and the property will be found on the left hand side on the bend 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



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