

Buy. Sell. Rent. Let.



2 Vicarage Lane, Wainfleet St Mary, PE24 4JJ



2



1



1

£145,000

When it comes to
property it must be


lovelle



£145,000



Key Features

- No Onward Chain
- Well Presented
- Semi-Detached Bungalow
- Lounge
- Kitchen
- Driveway
- EPC rated E
- Tenure: Freehold



Well Presented semi detached bungalow in pleasant position for sale with NO ONWARD CHAIN! Pretty front and rear gardens with block paved driveway. The accommodation comprises; hallway, kitchen, lounge, two bedrooms and shower room with UPVC double glazing and oil central heating. Located in Wainfleet St Mary but less than half a mile from the railway station and market place in Wainfleet all Saints which boasts good amenities including bus services, mini supermarket, pubs/restaurants

Porch

Entered via a UPVC side entrance door with UPVC door to;

Hall

With radiator, doors to;

Kitchen

3.21m x 2.45m (10'6" x 8'0")

With UPVC window to the rear aspect, tiled floor, oil central heating boiler, fitted with a range of base and wall cupboards with worktops over, ceramic one and half bowl sink, integrated electric oven and hob, extractor over, space for washing machine, space for under counter fridge.

Lounge

3.78m x 3.48m (12'5" x 11'5")

With UPVC window to the front aspect, radiator, electric fire with tiled hearth and surround (open fire behind).

Bedroom One

3.48m x 3.18m (11'5" x 10'5")

With UPVC window to the front aspect, radiator, freestanding wardrobe.

Bedroom Two

3.50m x 2.05m (11'6" x 6'8")

With UPVC window to the rear aspect, radiator, cupboard housing hot water tank, loft access.

Shower Room

2.47m x 1.55m (8'1" x 5'1")

With UPVC window to the rear aspect, low level WC, pedestal wash hand basin, walk in shower, radiator, tiled walls and floor, extractor fan.

Outside

To the front is a garden laid to lawn with plants, shrubs, trees and block paved driveway. A path to the side (shared with No 5) leads to the rear garden which is laid to gravel and patio with two sheds, coal bunker and oil tank.

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.

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 second turning into the town. Take the first turning on the left onto Low Road, before the bridge. Take the next turning on the right onto Vicarage Lane and the property can be found 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.

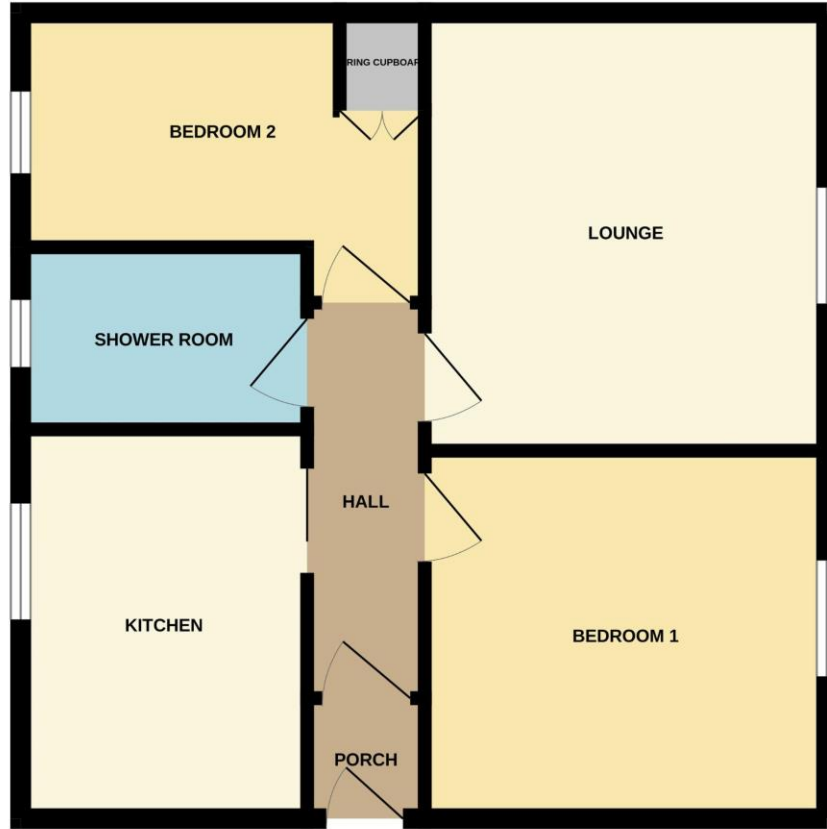
Energy Performance Certificate

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



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

