

Buy. Sell. Rent. Let.



7 Hastings Drive, Wainfleet All Saints, PE24 4PX



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£209,950

When it comes to
property it must be


lovelle



£209,950



Key Features

- Detached Bungalow
- Recently Updated
- Two Double Bedrooms
- Garage & Driveway
- No Chain
- Enclosed Gardens
- EPC rating D
- Tenure: Freehold





WOW Recently refurbished throughout!!! NO CHAIN!!! Beautifully presented, two double bedroom detached bungalow. Located within an established part of the Market Town. This stunning property briefly comprises; brand new kitchen, spacious lounge, luxurious bathroom and two double bedrooms. The property has an attractive front and rear garden and off-road parking in the form of a driveway and garage.

Entrance Hall

Having composite entrance door, radiator, access to the roof space, storage cupboard.

Bedroom two

2.67m x 2.44m (8'10" x 8'0")

UPVC window to the front aspect, electric radiator, downlights, electric fuse box.

Lounge

5.16m x 3.38m (16'11" x 11'1")

UPVC window to the front aspect, electric radiator, downlights, television point.

Bathroom

UPVC window to the side aspect, panelled L shape bath, set in splash board surround with mains fed shower over, wash hand basin inset to vanity unit, low level WC, downlights fitted mirror with light and ladder style heated towel rail.

Kitchen

2.64m x 2.87m (8'8" x 9'5")

UPVC window to the rear aspect and UPVC door leading to the garden, with a range of base and wall cupboards with worktops over, composite single drainer sink with mixer tap, integrated electric oven, integrated electric hob with stainless-steel extractor hood over, integrated fridge, electric radiator, downlights.

Bedroom One

3.84m x 3.38m (12'7" x 11'1")

UPVC window to the rear, electric radiator, downlights.

Outside

The property is approached over a concrete driveway giving direct access to the garage, there is a lawned area to the front. A timber gate to the side leads to the rear garden enclosed by fencing, mostly laid to lawn with patio area borders with plants shrubs and bushes.

Garage

5.18m x 2.51m (17'0" x 8'2")

With an up and over door, power and light, hot water tank, plumbing and space for a washing machine.

Location

Wainfleet has various amenities including bus services, train station, shops, primary school, pubs/restaurants and take aways.

Services

The property has mains sewerage, mains water and mains 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.

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 into the town. Follow the road along until you get to the market square. Turn right and follow the road then take the second left onto Brewster Lane follow the road and Hastings Drive is the first right, follow the road and the property can be found on the left 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 description contained herein, measurements of plots, boundaries, floors 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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