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10 Tindall Way, Wainfleet St Mary, PE24 4EY



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£195,000

When it comes to  
property it must be

  
**lovelle**





£195,000



- Key Features**
- No Onward Chain
  - Oil Fired Central Heating
  - Market Town Location
  - Driveway and Single Garage
  - Lovely, Private Plot
  - Kitchen-diner and Utility Room

- Detached Bungalow
- Two Bedrooms and Dressing Room/Study
- EPC rating D
- Tenure: Freehold









Beautiful cul-de-sac location! Extended two bedroom detached bungalow with good size plot! The accommodation comprises; hallway, lounge with French doors to conservatory, kitchen-diner, utility room, shower room, master bedroom with dressing room/study off and second double bedroom. The property has oil central heating and UPVC double glazing. There is a driveway with room for several cars and single garage plus good sized private, not overlooked rear gardens. Located in Wainfleet St Mary which is within half a mile of the Market Place in Wainfleet All Saints which has amenities to include; train stations, bus services, mini supermarket, various other shops, pubs/restaurants, primary school, church and regular market days.

### Entrance Hall

Entered via front entrance door, coving to ceiling, double airing cupboard, radiator, storage cupboard and access to roof space, doors to;

### Lounge

16'7" x 11'5" (5.1m x 3.5m)

With UPVC double glazed French doors to conservatory with side screens, coving to ceiling, central heating radiator, coal effect electric fire on marble base and back and attractive surround.

### Conservatory

3.94m x 2.80m (12'11" x 9'2")

Of UPVC construction, built in 2022 with a 10 year guarantee from Ambassador, door out to the rear garden.

### Kitchen-Diner

11'10" x 9'6" (3.6m x 2.9m)

With coving to ceiling, UPVC double glazed window to the rear aspect, fitted kitchen units comprising of base and wall cupboards, drawers, roll edge working surfaces, four ring electric hob with electric oven below, extractor over, inset one and a half bowl stainless steel unit, radiator, space for freestanding fridge freezer.

### Utility Room

7'10" x 3'1" (2.4m x 0.9m)

With metal and glazed entrance door to the side aspect, central heating radiator, coving to ceiling, plumbing for washing machine, base cupboards and worktops.

### Shower Room

6'6" x 5'1" (2m x 1.6m)

With UPVC double glazed obscure glass window to the side aspect, coving to ceiling, extractor, central heating radiator, low level WC, pedestal wash hand basin, shower cubicle.

### Bedroom One

10'11" x 9'2" (3.3m x 2.8m)

With UPVC double glazed window to the front aspect, central heating radiator, coving to ceiling, freestanding wardrobes.

### Study/Dressing Room

7'8" x 6'7" (2.3m x 2m)

Ideal space to utilise as a dressing area or study area, with central heating radiator, coving to ceiling, French doors to;

## Bedroom Two

10'10" x 6'0" (3.3m x 1.8m)

With UPVC double glazed window to the side aspect, central heating radiator, loft access, freestanding wardrobe.

## Outside

To the front there is a shaped lawn and gravel driveway, leading to the garage. Gated access opens to the rear which is laid to lawn with hedging and fencing to boundaries, gravel patio area, timber garden shed.

## Garage

16'1" x 8'5" (4.9m x 2.6m)

With up and over door, pedestrian door, free standing oil fired central heating boiler (replaced in 2018 approximatly).

## Service

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 and the famous Batemans Brewery.

## 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, continue before turning right onto Bethlem Crescent and then left onto Tindall Way.

## 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.

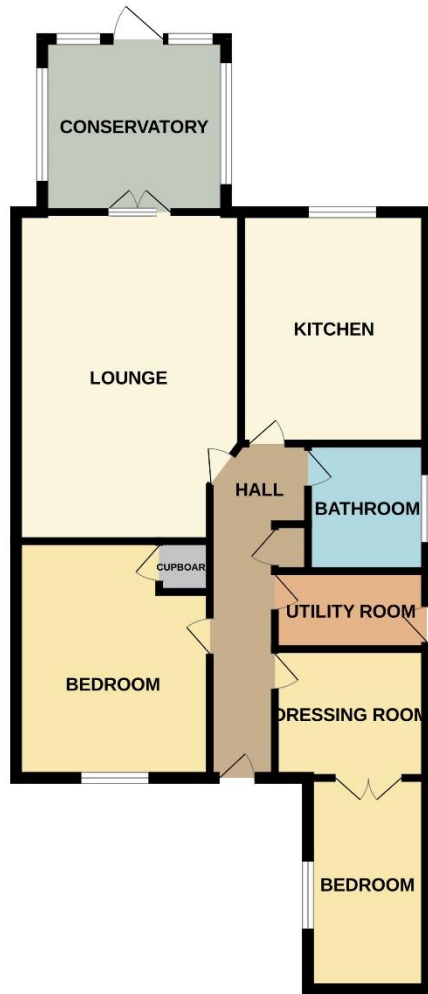
### Agents Notes

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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



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