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2 Mill Close, Wainfleet All Saints, PE24 4NY



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£300,000

When it comes to  
property it must be

  
lovelle





£300,000



### Key Features

- Beautiful Modern Bungalow
- Pleasant Cul-De-Sac Location
- Located in Well Served Market Town
- Lovely, Large Conservatory
- Pretty, Well Maintained Gardens
- Oil Central Heating
- EPC rating D
- Tenure: Freehold









Beautiful bungalow in pleasant cul-de-sac location overlooking a pretty green area with trees and plants in well served Market Town! The property is very well maintained and has immaculate, well stocked gardens! The accommodation comprises; porch, hallway, master bedroom with en-suite shower room, second double bedroom overlooking the lovely rear garden, main shower room with handy airing cupboard, third bedroom/snug/study, lounge with lovely bay window and French doors into the dining room which flows beautifully onto the large conservatory, an ideal space for entertaining and enjoying the garden views, the kitchen is attractive with quality fittings and leads to a utility room and then onto a handy laundry room. The property has oil central heating and UPVC double glazing. There is a tarmac driveway for several cars and fabulous gardens including many varieties of plants, flowers and shrubs and a vegetable plot. Wainfleet is a Market Town with amenities including train station, bus services, pubs/restaurants, take-aways, mini supermarket, various other shops, primary school and Church.

### Hallway

Entered via a handy entrance porch and having radiator, built-in storage cupboard with coat hooks and shelving, coving to ceiling and two ceiling light points, doors to;

### Lounge

5.05m x 4.67m (16'7" x 15'4")

Having a feature fireplace incorporating living flame electric fire with decorative fire surround/mantle, television point, UPVC bay window, radiator, coving to ceiling and ceiling light point with fan. Door to bedroom 3/snug and double doors lead to;

### Dining Room

3.05m x 3.05m (10'0" x 10'0")

Having a radiator, coving to ceiling and ceiling light point with door to kitchen and UPVC double glazed French doors leading to;

### Conservatory

4.04m x 3.96m (13'4" x 13'0")

Having a brick base and being UPVC double glazed with radiator with further UPVC doors leading to the garden.

### Bedroom Three/Snug

3.30m x 2.64m (10'10" x 8'8")

Having UPVC window to the front aspect, electric heater, coving to ceiling and ceiling light point. Ideal room as a third bedroom or snug or study/hobbies room.

### Kitchen

3.05m x 3.05m (10'0" x 10'0")

Having a one and a half bowl single drainer stainless steel sink unit and mixer tap set in wood effect roll edged work surfaces extending to provide a range of fitted farmhouse style white, wood grain effect base cupboards and drawers under together with matching range of wall mounted storage cupboards, integrated dishwasher and fridge freezer with matching door fronts, adjacent three-quarter height unit housing electric oven and microwave, pull-out full height larder unit. Inset within the worktops is a ceramic hob with stainless steel and glass canopy extractor hood over, drawer and pan drawers under, radiator, wood effect vinyl floor covering, ceiling mounted spotlights, door to;

## Utility/Boot Room

2.67m x 1.75m (8'10" x 5'8")

Having a radiator, fitted work surfaces, tiled splash backs and space and plumbing for automatic washing machine and tumble dryer, wood effect vinyl floor covering, extractor fan, coving to ceiling and ceiling spotlights with rear entrance door and further door to;

## Laundry Room

2.67m x 1.75m (8'10" x 5'8")

Having a Worcester oil central heating boiler, wood effect cushioned vinyl floor covering, wall mounted storage cupboards, access to roof space and ceiling light point. Ideal space to air laundry.

## Bedroom One

3.71m x 3.53m (12'2" x 11'7")

Having a radiator, built-in wardrobe with hanging rails and shelving, coving to ceiling and ceiling light point with fan, door to;

## Ensuite Shower Room

Being half tiled with a three-piece suite comprising tiled shower cubicle with mixer shower therein, pedestal wash basin, close coupled WC, heated towel rail, coving to ceiling and set of ceiling spotlights.

## Bedroom Two

3.96m x 2.80m (13' x 9'2")

Having a radiator, coving to ceiling and ceiling light point.

## Bathroom

2.90m x 1.98m (9'6" x 6'6")

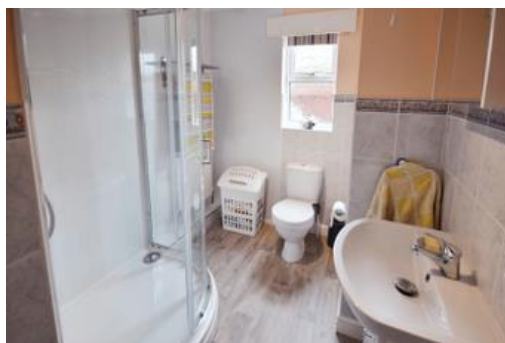
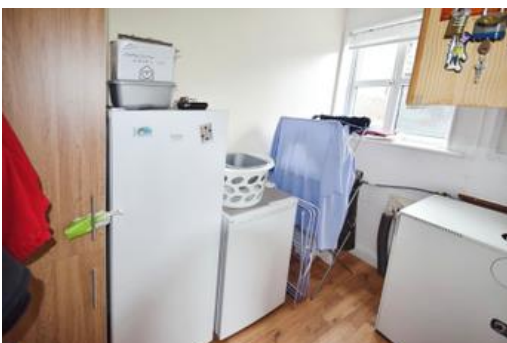
Having a three-piece suite comprising a tiled shower cubicle with shower therein, pedestal wash basin, close coupled WC, radiator, coving to ceiling and ceiling light point. Airing cupboard with radiator and slatted shelving.

## To the front

The property is approached over a tarmac driveway providing off-road parking for several cars with a turning area. The attractive front gardens are mainly lawned for ease of maintenance with a small privet hedging to the front and side well-stocked shrubbery and inset flower beds, plants and bushes. A gated side area offers a garden path and storage area - ideal for sheds and stores, with a GARDEN SHED on paved base. This in turn leads to the rear garden.

## To the rear

Is initially laid as a shaped paved patio and seating area with block paved edging which in turn leads to a beautifully well established much wider than expected predominantly lawned rear garden with garden path and flower beds and borders well-stocked with numerous established plants shrubs, bushes and specimen trees. A trellised archway with garden gate leads to a further garden laid to vegetable plots. Two outside taps, exterior lighting, two electric points. Two wooden sheds. The rear gardens really are a sight to behold, especially on a lovely sunny day.





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

## Directions

From Skegness take the A52 south towards Boston for approximately 4 miles. Where signposted turn right into Wainfleet on Skegness Road. Continue on Skegness Road until you get to the junction with the Mount Pleasant on your right hand side. Take the next right hand turn onto Croft Lane, continue past the cemetery on your left. The turning for Mill Close will be found on the left hand side and the property itself will 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





## 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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