

Buy. Sell. Rent. Let.



Belleville, Burgh Road, Wainfleet All Saints, PE24 4JS



4



3



3

£365,000

When it comes to
property it must be


lovelle



£365,000

 4  3  3

Key Features

- Beautifully Presented Semi-Detached House
- Four Double Bedrooms
- Two En-suite Bathrooms
- Half Acre Plot
- Open Field Views
- Generous Off-Road Parking
- EPC rating B
- Tenure: Freehold





Large ½ an acre plot! Spacious, modernised, character home with OPEN FIELD VIEWS and LARGE GARDEN! Beautiful home which has had many upgrades recently including; new kitchen with Quartz worksurfaces, new air source heat pump central heating (April 2024), new external insulating render to the rear of the building (April 2024), new flat roofs (2024) as well as new décor. There are solar panels in the garden with battery electrical storage system allowing you to save your energy for when you want to use it as well as being able to sell your surplus energy to the grid (available by separate negotiation). This wonderfully versatile accommodation comprises; boot room, modernised kitchen, utility room and downstairs wc, large downstairs sitting/bedroom with wet room off, sitting room, dining room, upstairs family bathroom, two large double bedrooms and master bedroom with en-suite shower room. Could suit multi generational households/annexe potential/disabled access friendly!

Entrance Hall/Boot Room

2.84m x 1.19m (9'4" x 3'11")

Entered via UPVC French doors, with tiled floor, door to;

Breakfast Kitchen

4.9m x 3.49m (16'1" x 11'6")

With UPVC windows to both sides, radiator, recently fitted base and wall cupboards with quartz work surface over, central island with integral breakfast bar, under unit and plinth lighting, space for American fridge-freezer, integrated dishwasher, integrated electric oven and hob, door to hall and door to;

Utility Room

3.57m x 2.35m (11'8" x 7'8")

UPVC windows to the side and rear aspects, fitted work surface with space beneath for washing machine, and two further appliances, door to the rear garden, door to;

WC

With UPVC window, low level WC, wash hand basin inset to vanity unit, radiator.

Main Hall

With stairs to the first floor, two radiators, under stairs storage cupboard, doors and open doorways off to;

Downstairs Bedroom/ Sitting Room

5.47m x 4.48m (17'11" x 14'8")

Generous room that is currently used as a bed/sitting room but would make lovely further reception room if a downstairs bedroom was not required or potential annexe accommodation and as wheelchair accessible ideal for persons with mobility issues. With UPVC French Doors to patio area enclosed by wrought iron balustrade, vinyl wood effect flooring, radiator, fitted wardrobes and chest of drawers, door to;

Wet Room

2.8m x 2.46m (9'2" x 8'1")

UPVC window to the side aspect, wc with integral bidet facility, wash hand basin, electric shower over drain, radiator.

Dining/Family Room

5.46m x 3.59m (17'11" x 11'10")

Three UPVC windows, two radiators, coving.

Sitting Room

4.03m x 3.88m (13'2" x 12'8")

UPVC window to the front aspect, radiator, log burner with brick surround, coving, picture rail.

Landing

With radiator, airing cupboard, loft access, doors to;

Master Bedroom

4.98m x 3.52m (16'4" x 11'6")

UPVC window to the side aspect, radiator, loft access, door to;

En-Suite

2.91m x 2.71m (9'6" x 8'11")

With UPVC window to the rear aspect, shower cubicle, low level wc, pedestal wash hand basin, ladder style radiator.

Bedroom Two

4.03m x 3.88m (13'2" x 12'8")

UPVC window to the front aspect, radiator.

Bedroom Three

4.28m x 3.52m (14'0" x 11'6")

UPVC windows to the front and rear aspects, two radiators.

Bathroom

2.4m x 1.81m (7'11" x 5'11")

UPVC window to the front aspect, low level wc, pedestal wash hand basin, p-shaped bath with shower over and shower screen, ladder style radiator.

Outside

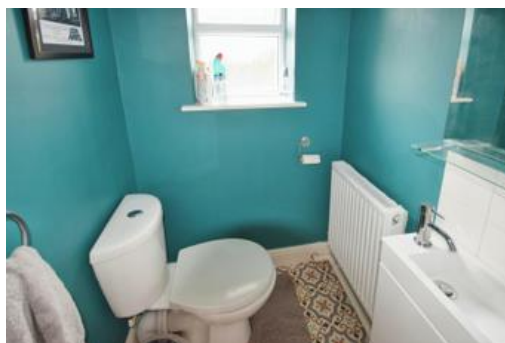
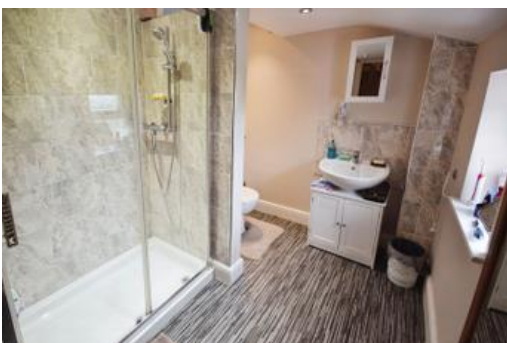
Five bar gate opens to large gravelled driveway with turning bay, double gates at the side of the house open to further off road parking. The rear gardens are laid to patio and lawn with plants and shrubs, greenhouse and large shed, enclosed by fencing and hedging with open field views.

NB

Owner owned solar panels available by separate negotiation.

Services

The property has mains water and electricity. There is connection to a private drainage system and the property has an air source heat pump fitted in 2024. 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 All Saints is a Market Town on the east coast of Lincolnshire, 5 miles south west of Skegness and 14 miles north east from Boston. The town is notable for Batemans Brewery but also has pubs, take-aways, a range of shops including a mini supermarket, Post Office, regular bus services and train station. The property is approximately two miles from the town centre and enjoys a lovely semi rural position with open views with a quiet, friendly pub a few hundred metres away. The area is ideal for people looking to enjoy nature and walking. There are many trails, footpaths, riverbank and woodland to enjoy. The beautiful Gibraltar Point nature reserve in Skegness has a wonderful information centre plus a cafe and you can take in the unspoilt wetlands, beaches, birds and other wildlife including seals.

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 Wainfleet onto Boston road. Follow the road for about 1 mile, go over the bridge, before the railway tracks, turn left onto Mill Lane at the side of Batemans brewery. Follow the road go over the hump back bridge and continue along until you get to the end of the road. Turn left and you will see on the left hand side the Barkham Arms pub, go past this and follow the road around the sharp left hand bend and the property is on the right hand side with a post box outside.

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.

Mortgage Advice

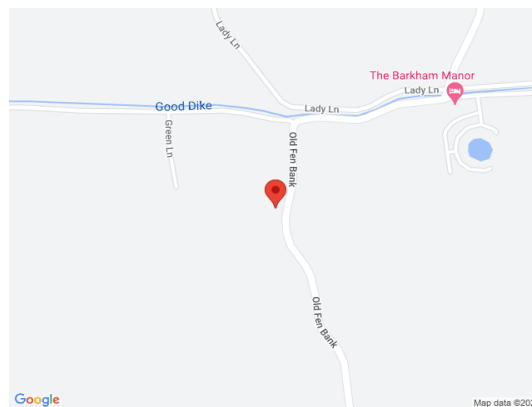
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent 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



1ST 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

