

Buy. Sell. Rent. Let.



Courtrai, Vicarage Lane, Wainfleet St Mary, PE24 4JJ



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£299,950

When it comes to  
property it must be

  
lovelle





£299,950



#### Key Features

- Extended Detached Bungalow
- Immaculate Throughout
- Riverside Location and Views
- Two Double Bedrooms
- En-suite Bathroom and Shower Room
- 1/3 of an Acre Plot
- EPC rating E
- Tenure: Freehold









WOW, a fantastic riverside location! Extended beautifully presented, spacious detached bungalow on large 1/3 of an acre plot! Updated and renovated by the current owner this lovely bungalow located on a quite country lane position on the edge of a quaint market town. Has accommodation comprising; open plan lounge to kitchen-diner, large conservatory, master bedroom with large ensuite bathroom, further double bedroom and shower room. Gated access leads to long driveway leading to a detached style garage and a car port. Fabulous plot with gardens to the front, side and rear aspects, veg plots and with summer house and decking to take in the river and open countryside views! Many improvements and upgrades including new oil tank and central heating boiler in 2022, triple glazing to the majority of the windows new conservatory roof 2022 and new kitchen 2019.

### Lounge

5.13m x 4.06m (16'10" x 13'4")

Entered via a front UPVC door, UPVC triple glazed windows to the front and side aspect, feature radiator, electric fire and surround, door to hall, French pine floor, open to;

### Kitchen/Diner

2.91m x 6.55m (9'6" x 21'6")

With UPVC triple glazed windows to the front and side aspects, fitted with base and wall cupboards with worktops over, integrated double oven/microwave, (slide under door), integrated dishwasher, integrated, fridge freezer, integrated washing machine, integrated NEFF hob and extractor, stainless steel 1 and 1/2 sink, feature radiator, spotlights, plenty of power points (14).

### Hall

Radiator, fitted cupboard, French pine floors, doors to bedrooms, conservatory, shower room.

### Bedroom Two

3.06m x 3.17m (10'0" x 10'5")

(measurements into wardrobe) With UPVC window into the conservatory.

### Shower Room

1.75m x 2.09m (5'8" x 6'11")

With UPVC triple glazed window to the side aspects, wash hand basin set into vanity unit, shower enclosure, low level WC, tiled walls and floor, ladder radiator.

### Conservatory

3.09m x 6.5m (10'1" x 21'4")

Of brick and UPVC double glazing construction, French doors to rear garden, radiator, door to;

### Bedroom One

3.34m x 4.27m (11'0" x 14'0")

With UPVC triple glazed window to the rear aspect, French pine floor, radiator, door to;

### Ensuite

2.68m x 3.23m (8'10" x 10'7")

With double glazed window to the side aspect, freestanding roll top bath, mixer tap/shower attachment, ball and claw feet, shower enclosed, inset wash hand basin, back to wall WC, radiator, tiled walls and floor, fitted cupboards, radiator.

## Outside

There is a gated access that leads to a long driveway which leads to a detached style garage and a car port. On a fabulous plot with gardens to the front, side and rear aspects, vegetable plots and with summer house and decking to take in the river and open countryside views.

## Garage

2.72m x 4.8m (8'11" x 15'8")

With power and light, up and over door, personal door, UPVC window.

## Services

The property has oil central heating, mains sewerage, mains water and electric. We have not tested any heating systems, fixtures, appliances or services. New central heating boiler fitted in 2022, new kitchen fitted 2019 and new conservatory roof fitted 2022. 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 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, after the sharp bend the property will be found on the right hand side marked by our board.

## Material Information

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/properties/4HETw17sZKXNUu6FDd5ikC/view#property>

## Material Information Data

Council tax band: C

Council tax annual charge: £1821.76 a year (£151.81 a month)

Tenure: Freehold

Property type: Bungalow

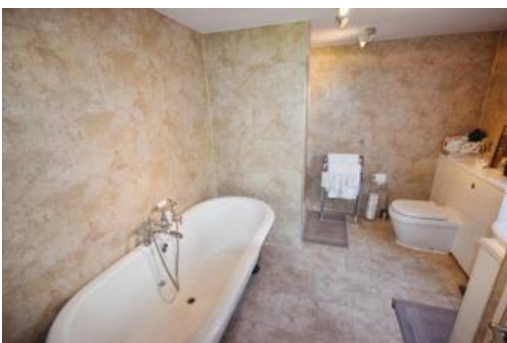
Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply





Sewerage: Mains  
 Heating: Central heating  
 Heating features: Triple glazing  
 Broadband: FTTC (Fibre to the Cabinet)  
 Mobile coverage: O2 - Good, Vodafone - OK, Three - Great, EE - Great  
 Parking: Garage, Driveway, Gated, Off Street, and Private  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes  
 Energy Performance rating: E

### 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.lovell.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

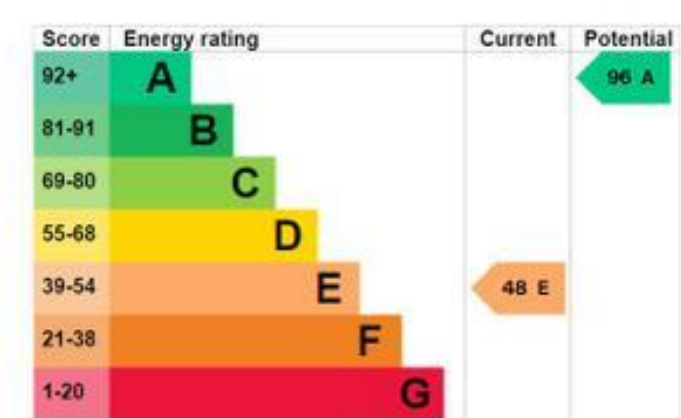
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

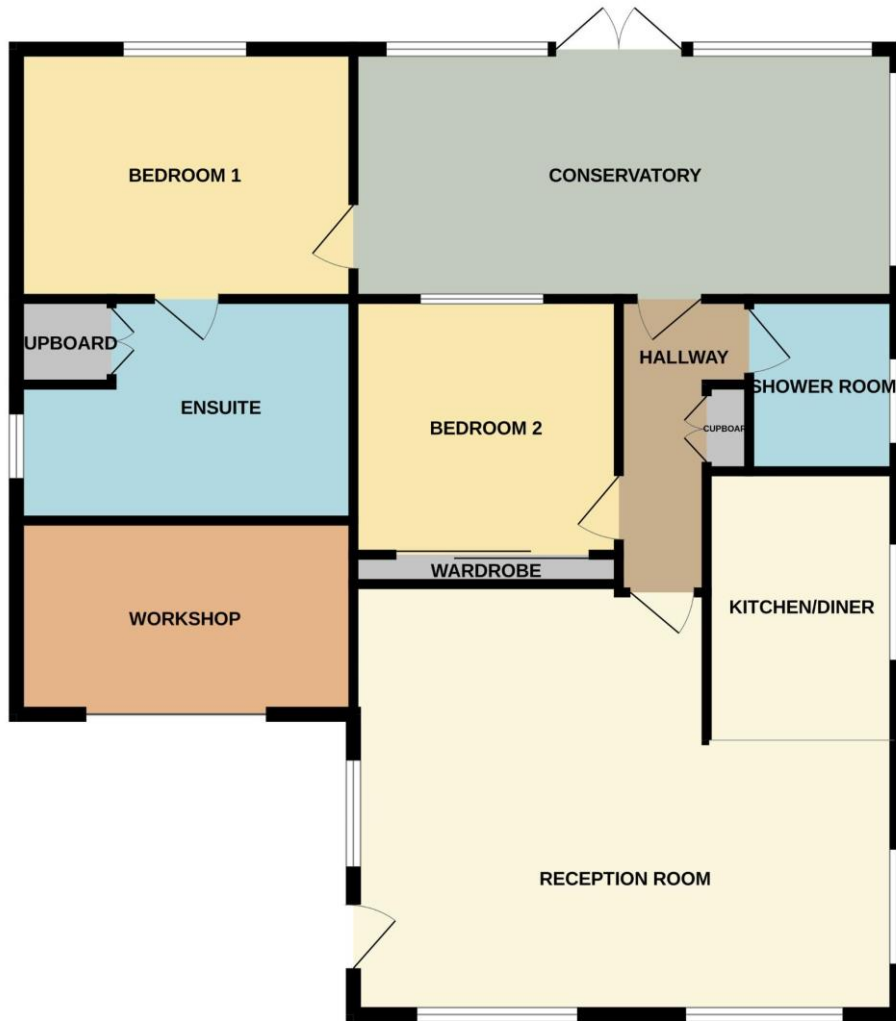
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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



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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