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Eastview, Croft Lane, Croft, PE24 4PA



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Offer over £285,000

When it comes to
property it must be


lovelle



Offers over £285,000



Key Features

- Immaculate Detached Cottage
- Country Lane Location
- Three Bedrooms
- Luxurious Bathroom and Downstairs WC
- Views over Paddocks
- Generous Plot
- EPC rating E
- Tenure: Freehold





Immaculate detached cottage situated on a pleasant country lane with views over pony paddocks! Best of both worlds position, a country position but only just over half a mile from the Market Town of Wainfleet with amenities including train station, mini supermarket, bus/restaurants, petrol station. Beautifully presented accommodation comprises; handy entrance porch/boot room, hallway, downstairs WC, utility room, lounge, large airy kitchen-diner, three bedrooms and stunning bathroom with LPG gas central heating and UPVC double glazing (new central boiler and LPG tank in 2023).

Porch/Boot Room

Entered via UPVC door, UPVC windows, inner UPVC door opens to;

Hall

1.68m x 2m (5'6" x 6'7")

With radiator, spotlights to ceiling, stairs to first floor, doors to;

Kitchen/Diner

3.66m x 6.48m (12'0" x 21'4")

Lovely bright room with UPVC windows to the side and rear aspects, UPVC French doors to the rear garden creating a fantastic space to cook, dine, entertain and relax whilst enjoying the views onto your garden. Good size dining area and the kitchen area is fitted with a range of base and wall cupboards with worktops over and matching upstands, inset sink unit with mixer tap over, built under electric oven with LPG gas hob and cooker hood over, space for large American style fridge freezer, tall cupboards. Radiator, spotlights to ceiling.

Utility Room

1.3m x 3.24m (4'4" x 10'7")

With sink unit fitted into base cupboard, with work tops and matching upstands, plumbing for washing machine, space for two further appliances, wall mounted LPG combination boiler (new 2023), spotlights to ceiling, UPVC window to the side elevation, door to;

Cloakroom

0.72m x 1.82m (2'5" x 6'0")

With WC and wash hand basin, extractor fan. Lovely feature of the exposed, painted stairs.

Lounge

3.28m x 6.48m (10'10" x 21'4")

With two UPVC windows to the front elevation with lovely views towards pony paddocks, further UPVC window to the side aspect, radiator, fantastic feature of a log burner with tiled surround and wooden mantle.

First Floor Landing

With spotlights to ceiling, latch doors leading off to;

Bedroom One

2.89m x 3.27m (9'6" x 10'8")

With UPVC window to the front elevation with lovely views out towards a paddock, feature fireplace, radiator, access to loft space, sloping ceiling.

Bedroom Two

2.55m x 3.11m (8'5" x 10'2")

With UPVC window to the front aspect with lovely views out towards a paddock, radiator, some sloping ceiling.

Bedroom Three

2.49m x 2.12m (8'2" x 7'0")

With UPVC window to the side elevation, radiator, some sloping ceiling.

Bathroom

2.15m x 2.44m (7'1" x 8'0")

With freestanding slipper roll top bath with traditional style ball and claw feet, mixer taps and shower attachment, wash hand basin inset to vanity unit, low level WC, tiled shower cubicle with electric shower, chrome ladder style radiator, extractor fan, UPVC window to the side aspect, some sloping ceiling.

Outside

Entered through brick pillars leading to a generous, double width gravelled drive with turning area. The gardens wrap around the cottage and include a lawn to the front with inset trees and shrubs. The lawn continues to both side of the property with several seating area, LPG gas tank, garden shed.

Garage

5.51m x 3.07m (18'1" x 10'1")

Of timber construction with double opening doors, power and light, adjacent cold water tap.

Services

The property has LPG gas central heating, mains water, drains and 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.

Location

Located on a country lane just over half a mile from the Market Place of Wainfleet All saints, a quaint, historic Market Town located 5 miles south of the coastal town of Skegness. Amenities include; primary school, regular bus services, regular Markets, train station, mini supermarket, various other shops, petrol station, pubs/restaurants C of E Churches and Methodist Church and its own brewery! Wainfleet stands on the River Steeping which many people fish and enjoy the wildlife and countryside that surrounds the town.

Direction

From Skegness take the A52 south out of town towards Boston. Take the first right sign posted for Wainfleet All Saints (Skegness Road). Turn right just past the paddocks onto Mount Pleasant and then first right onto Croft Lane and follow for approx half a mile and the property can be found on the left hand side opposite the pony paddocks.





Material Information Link

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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/Wp9pLFtcuasuyVDNCwHzkP/view#property>

Material Information Data

Council tax band: B

Council tax annual charge: £1594.04 a year (£132.84 a month)

Tenure: Freehold

Property type: House

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: Double glazing and Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: Driveway

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.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

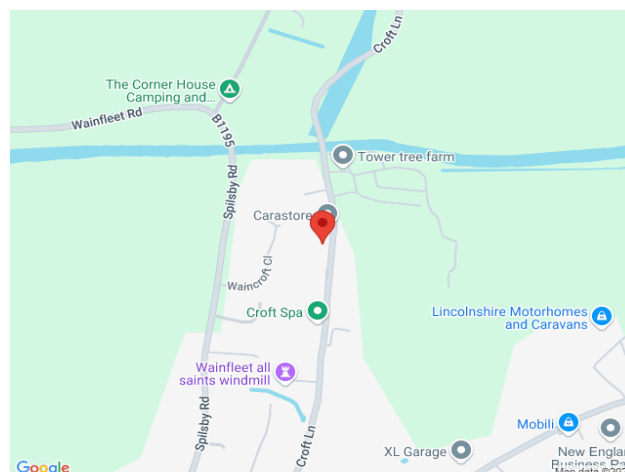
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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

Energy Performance Certificate

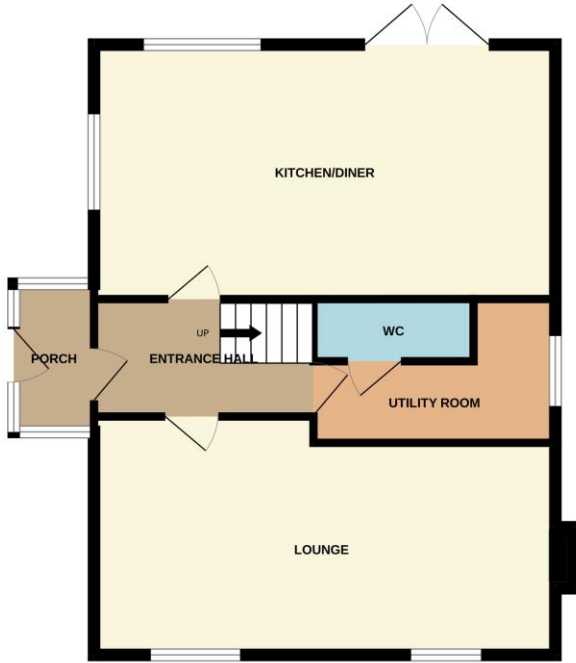
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

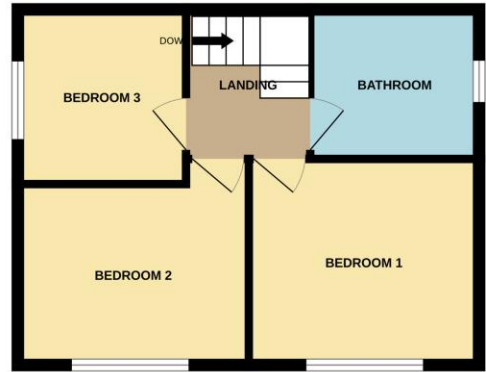
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GROUND FLOOR



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 is made as to their condition or efficiency.

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