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Rose Cottage, Skegness Road, Wainfleet All Saints, PE24 4ED



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Offers Over £225,000

When it comes to  
property it must be

  
lovelle





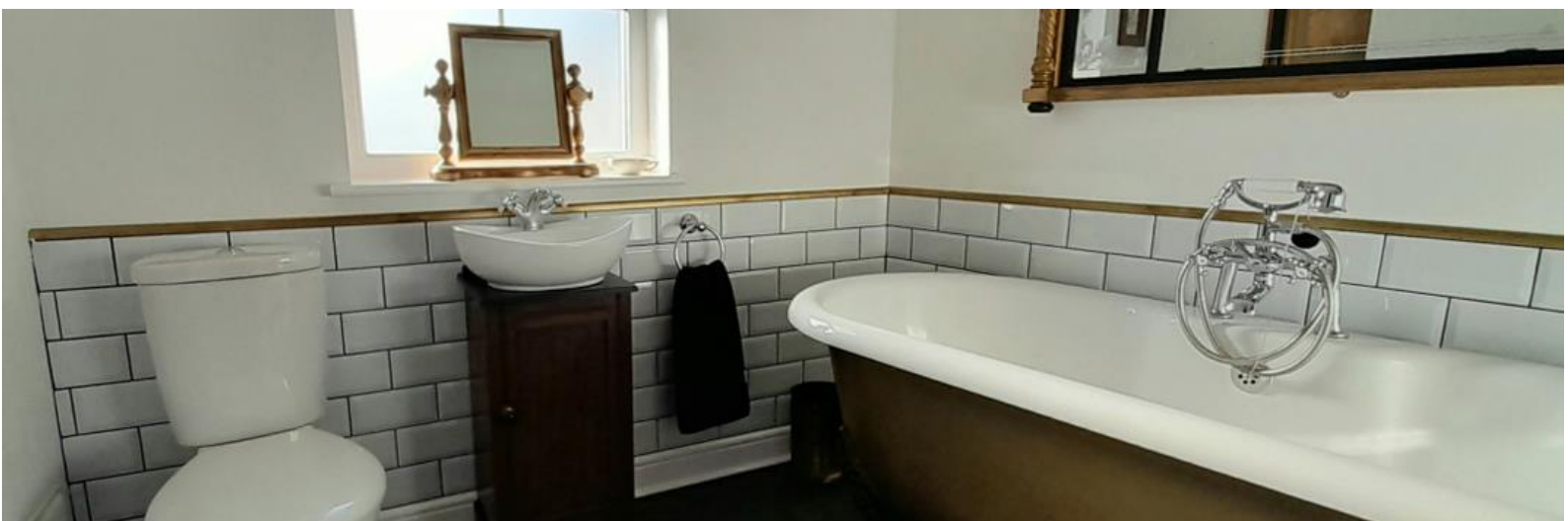
Offers over £225,000

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### Key Features

- Detached Character Cottage
- Three Bedrooms
- Sitting Room and Snug with Dual Facing Wood Burner
- Kitchen/Diner
- Shower Room and Bathroom
- Off Road parking for 3/4 Cars and Carport
- South Facing Corner Plot
- EPC rating E
- Tenure: Freehold









NO ONWARD CHAIN! Immaculate character cottage! This beautifully presented cottage oozes charm, with the original part dating to the 1700's but benefits from being tastefully renovated and upgraded though out plus DRIVEWAY and CARPORT and the benefit of lovely low maintenance enclosed, south facing gardens and views across pony paddocks! The wonderfully pleasant outlook provides a fantastic location within this well served Market Town with services including; Co-op, petrol station, pubs/restaurants, take-aways, primary school, bus services and train station, all within a few hundred metres! The coastal town of Skegness is only 5.3 miles away with golden sandy beaches and the Gibraltar Point Nature reserve. The accommodation comprises, covered porch, hallway, downstairs shower room, sitting room, snug with double sided wood burner between the two, kitchen-diner with three bedrooms and family bathroom to the first floor. Lovingly upgraded by the current owner you benefit from a truly beautiful home with cottage features including exposed beams and a pretty leaded and stained feature window in the hallway but practical home too as there is good height clearance to the ceilings and doors immaculate fitments to the kitchen and bathroom and UPVC double glazing and oil central heating. To fit with our modern lifestyles there is a driveway and carport with space to park 3/4 cars and a pretty low maintenance enclosed, south facing garden. Really must not be missed!

### Covered Porch

opens to;

### Entrance Hall

Having flagstone effect floor and staircase rising to the first floor, door to shower room and;

### Sitting Room

3.57m x 3.51m (11'8" x 11'6")

With UPVC window to the front and side aspects, radiator, feature beams to ceiling, flagstone effect floor and double sided wood burner shared with the dining room, opening to the;

### Snug

3.6m x 3.1m (11'10" x 10'2")

With UPVC window to the side aspect, radiator, moulded ceiling rose, flagstone effect floor and double side wood burner shared with sitting room, opening to;

### Kitchen-Diner

4.66m x 2.46m (15'4" x 8'1")

With two UPVC windows and part UPVC glazed door to the side aspect, radiator, continuation of flagstone effect floor and understairs storage cupboard with space and plumbing for automatic washing machine and upright fridge/freezer. Fitted with a range of base and wall units with work surfaces and tiled splashbacks comprising 1 1/4 bowl composite sink and drainer and mixer tap and electric halogen hob inset to work surface, cupboards, drawers and integrated electric oven under, work surface return with cupboards under, cupboards over, further work surface with oil fired combi boiler providing for both domestic hot water and heating under.

### Shower Room

2.38m x 1.36m (7'10" x 4'6")

Having UPVC window to the side aspect, flagstone effect floor, fully tiled shower enclosure with electric shower fitting, close coupled WC and rustic wood shelf with counter basin and mixer tap over, cupboard and radiator under.

## First Floor Landing

Having access to the roof space and built-in cupboard with shelf over, doors to;

## Bedroom One

4.25m x 3.63m (13'11" x 11'11")

Having UPVC windows to the front and side aspects, radiator.

## Bedroom Two

3.59m x 2.4m (11'10" x 7'11")

Having UPVC window to the side aspect, radiator and fitted wardrobe.

## Bedroom Three

3.66m x 2.45m (12'0" x 8'0")

(L shaped) Having UPVC window to the front aspect, radiator, attractive feature leaded and stained glass window to the hallway.

## Bathroom

2.44m x 2.22m (8'0" x 7'4")

Having UPVC window to the side aspect, slate tile effect laminate flooring, tiling to dado height, roll-top bath with central mixer tap and hand held shower attachment, close coupled WC and counter basin with mixer tap on unit with cupboard under.

## Exterior

The property occupies a south facing corner plot and a hand gate leads to an enclosed gravelled garden with a circular brick built water feature and a paved footpath leading to the front entrance door.

## Gardens

A large gate to the side opens from the Skegness Road to a driveway which provides ample off-road parking and leads to a covered carport. The remainder of the garden is laid to gravel for ease of maintenance with two paved patio areas, garden store and a screened oil storage tank.

## Services

The property has mains sewerage, mains water, electric and oil fired central heating. 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

Close to the centre of Wainfleet, (Market Town) which has various amenities including bus services, train station, shops, primary school, pubs/restaurants and take aways, petrol station.





## Directions

On leaving Skegness take the first righthand turn for Wainfleet, follow this road and on entering the town Rose Cottage will be found on the right hand side marked by our sale 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.

## Material Information Data

Council tax band: B

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

Tenure: Freehold

Property type: Detached House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: EE - Very Good, Tesco - Very Good

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: Very Low

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 and 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.

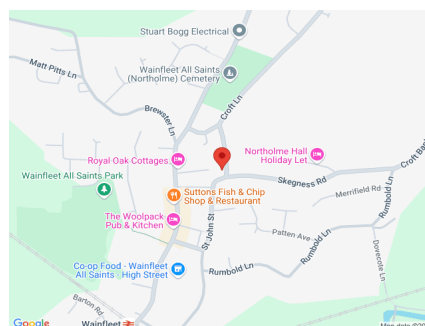
### Energy Performance Certificate

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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.  
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