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18 Sycamore Close, Croft, PE24 4SX



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£209,000

When it comes to  
property it must be

  
lovelle



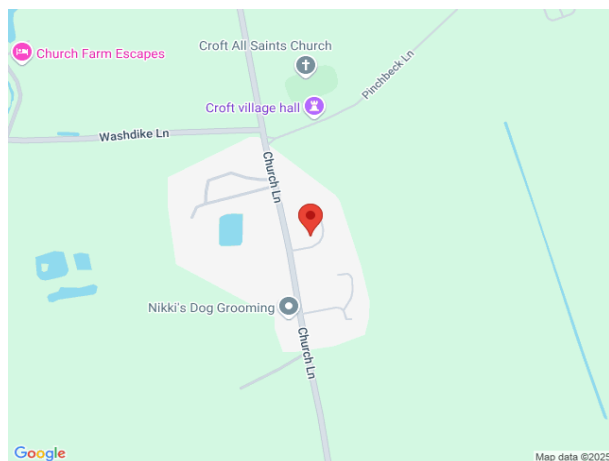
£209,000

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- Key Features**
- Detached Bungalow
  - Two Double Bedrooms
  - Pleasant Village Location
  - Off Road Parking for Numerous Cars

- Low Maintenance Garden
- Great Cul-de-Sac Location
- EPC rating D
- Tenure: Freehold





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

For sale with NO ONWARD CHAIN! Well presented bungalow in a lovely position in the corner of a quiet cul-de-sac in a semi rural village position yet only two miles from the Market Town of Wainfleet and its various amenities (mini supermarkets, shops, pubs/restaurants, take-aways, train station, primary school, filling station) and less than five miles from the coastal town of Skegness and the miles of golden sandy beach. You really get the best of both worlds, pretty and quiet village location but amenities nearby when you want them! The accommodation comprises' kitchen-diner, lounge, two double bedrooms and shower room with oil central heating and UPVC double glazing, lovely low maintenance garden and large gravelled frontage gives off road parking for numerous vehicles.

### Entrance

Entered via UPVC front door into;

### Kitchen-Diner

4.39m x 3m (14'5" x 9'10")

With UPVC window to the front aspect, single drainer sink unit and mixer tap over set in worksurfaces extending to provide a range of fitted white gloss effect wall, drawers and base cupboards, Zanussi washing machine integrated electric oven with four ring electric hob and filter hood over, tiled splash back to the worksurfaces, Frigidaire fridge/freezer, Worcester oil central heating boiler, radiator, tiled effect cushion vinyl floor covering, inset ceiling spotlights and open plan through to inner hallway.

### Inner Hall

With a built in storage cupboard, access to the roof space and ceiling light point, doors to;

### Lounge

4.67m x 3.33m (15'4" x 10'11")

With decorative fireplace and hearth incorporating space for electric fire with fire surround and mantle radiator and ceiling light point, radiator, UPVC window to the front aspect.

### Bedroom One

3.96m x 3.3m (13'0" x 10'10")

(measurement to rear of wardrobes). With a range of fitted wardrobes with hanging rails and shelving, UPVC window to the rear aspect, radiator and ceiling light points.

### Bedroom Two

3.02m x 2.92m (9'11" x 9'7")

With radiator, UPVC window to the rear aspect and ceiling light point.

### Shower Room

1.9m x 1.88m (6'2" x 6'2")

With three piece suite comprising tiled double sized shower cubicle with mixer shower there in, pedestal wash hand basin with tiled splashback, close coupled WC, tiled floor, radiator, extractor fan and ceiling light point.

### Outside

To the front is an expansive stoned shipped driveway providing off-road parking for several cars with a gated access leading to the rear. To the side of the property is a small decked seating area and attractive well - stocked garden which in turn leads to the rear. The rear garden in of low maintenance style with coloured paving and being enclosed by fencing.

### NB

All the floor covings and carpet, blinds and curtains and light fittings are included in sale. Some furniture can be available by separate negotiations if required.

## Services

The property has oil fired heating, mains electricity, mains water and sewerage. The boiler has been serviced yearly in April and the bungalow was constructed in 2000. 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 in the small rural village of Croft and near the historic Market Town of Wainfleet, so you get a great semi-rural position but are also less than 1/2 a mile from the Market Place, shops and services in Wainfleet.

## Directions

From Skegness take the A52 south towards Boston for approximately 4 miles. Take the right turn signposted Croft follow this road until you enter the village where the turning for Sycamore Close can be found on the right, as you come into the cul-de-sac the bungalow can be found at the bottom towards the left.

## 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/Tb4xRYw5m4hZg4fGL9qfqW/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: 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: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - 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: 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: D

## 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 WY 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

Approx. 60.3 sq. metres (649.4 sq. feet)



Total area: approx. 60.3 sq. metres (649.4 sq. feet)

Please note floor plan is for guidance only and all efforts have been made to ensure its accuracy at the time of print.  
Plan has been produced for Beam Estate Agent. Powered by TMPropertySurveys.com.  
Plan produced using PlanUp.

When it comes to **property**  
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