

Buy. Sell. Rent. Let.



4 Mount Pleasant, Wainfleet All Saints, PE24 4EF



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£100,000

When it comes to
property it must be


lovelle



£100,000



Key Features

- No Onward Chain
- Views Over Pony Paddocks
- Two Bedroom Semi Detached Cottage
- Lounge-Diner

- Kitchen
- Spacious Bathroom
- EPC rating G
- Tenure: Freehold



For sale with NO ONWARD CHAIN! Semi detached cottage in pleasant position over looking pony paddocks but with the Market Place, shops, pubs/restaurants, train and bus links all within a few hundred metres. The accommodation comprises; entrance hallway with large storage cupboard, spacious downstairs bathroom, kitchen, lounge-diner and two bedrooms upstairs with electric storage heating and UPVC double glazing. The property has pretty cottage style gardens to the rear with several handy sheds/stores. Wainfleet All Saints is located 5 miles from the coastal town of Skegness and benefits from a train station, bus links, mini supermarket, primary school, pubs/restaurants, petrol station and other shops.

Hall

Entered via UPVC door (new in 2024) with tiled floor, fitted storage cupboard providing good storage also housing plumbing for washing machine and hot water tank, loft access, door to;

Bathroom

2.77m x 1.88m (9'1" x 6'2")

With UPVC window to the side aspect, low level WC, wash hand basin inset to vanity, bath with electric shower over, electric storage heater, two fitted wall cupboards, tiled floor, half tiled walls.

Kitchen

3.64m x 2.1m (11'11" x 6'11")

With UPVC windows to the side and front aspects, tiled floor, stairs to the first floor, fitted with base and wall cupboards with work tops over, stainless steel sink, Indesit electric cooker, Hotpoint slimline dishwasher, Indesit fridge freezer, beams to ceiling, door to;

Lounge-Diner

4m x 3.65m (13'1" x 12'0")

With UPVC windows to the front and rear aspect, electric storage heater, Morso log burner with tiled hearth, beams to ceiling.

Landing

Loft access, doors to;

Bedroom One

3.12m x 2.08m (10'2" x 6'10")

UPVC window to the side aspect, electric storage heater, fitted wardrobe.

Bedroom Two

3.64m x 3.07m (11'11" x 10'1")

(maximum dimensions, L-shaped). With UPVC windows to the front and rear aspects, loft access, electric storage heater.

Outside

Gated access opens to the cottage style rear gardens with paved seating area, pebbled beds with plants and shrubs, timber shed, brick store, timber bike store and UPVC garden store, enclosed by fencing.

Services

The property has mains sewerage, mains water, electric and electric storage 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

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.

Directions

On leaving Skegness on the A52 south after approx 4.5 miles take the first righthand turn for Wainfleet onto Croft Bank which proceeds into Skegness Road, follow this road and on entering the town the turning for Mount Pleasant will be found on the right hand side (just after pony paddocks) and the property is on 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/4LaRZhKSKgUd9TnMbvZZww/view#property>

Material Information Data

Council tax band: A

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: Electric storage heaters

Heating features: Double glazing, Night storage, and Wood burner

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: None, unrestricted on-street parking outside house

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: G

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

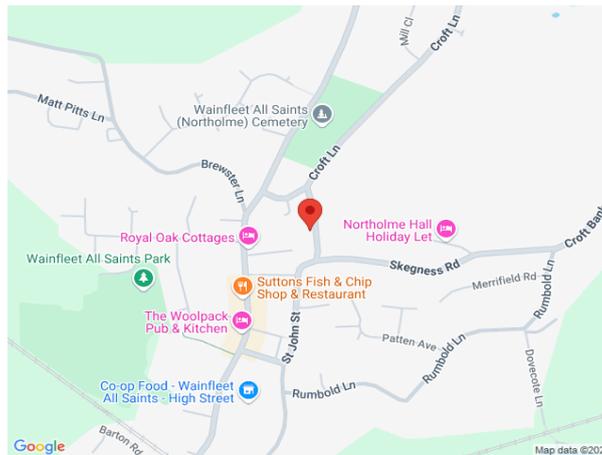
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	7 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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