

Buy. Sell. Rent. Let.



Nigela, Croft Lane, Croft, PE24 4PF



2



1



3

£315,000

When it comes to
property it must be


lovelle



£315,000

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  1
  3

Key Features

- Detached Cottage
- Two Double Bedrooms
- Three Reception Rooms
- Attractive Gardens with Numerous Sheds/Outbuildings & Grass Paddock
- Plot extends to 1.3 acres approx
- Pretty Country Lane Location with Open Views
- EPC rating F
- Tenure: Freehold





Fantastic cottage located on a country lane standing on a large plot of just over an acre! This charming cottage offers a wonderful semi-rural retreat because although it has fantastic open field views and only one neighbour near-by. The Market Town of Wainfleet with amenities including, train station, pubs/restaurant, take-aways, petrol station, mini supermarket, further independent shops and businesses and primary school is less than 1.5 miles away! The best of both worlds; quiet countryside position but still having amenities nearby! The property offers accommodation comprising; porch/boot room, dining room, sitting room, lounge, kitchen with two double bedrooms and bathroom to the first floor. The property has oil central heating. The plot is an absolute joy, there are mature gardens plus small copse of trees and a grass paddock. There are lots of useful sheds, covered carport, garage, brick workshop, outside wc and further brick store/boiler house. Ideal property to enjoy plants and nature, room for animals and enjoying wonderful views!

Hall

Entered via a wooden front door with radiator, stairs to the first floor, doors to;

Sitting Room

3.19m x 3.63m (10'6" x 11'11")

With UPVC window to the front aspect, beams to ceiling, UPVC window to the front aspect.

Lounge

3.54m x 3.65m (11'7" x 12'0")

With UPVC window to the front aspect, radiator, coving, UPVC window to the side aspect.

Dining Room

5.29m x 2.07m (17'5" x 6'10")

With UPVC window to the side aspect, radiator, electric storage heater, door to the rear porch, doorway to;

Kitchen

3.02m x 3.92m (9'11" x 12'11")

With three UPVC windows, radiator, fitted with range of base and wall cupboards, one and half bowl sink, space for electric cooker, space for washing machine, space for fridge freezer.

Rear Porch/Boot Room

2.85m x 1.08m (9'5" x 3'6")

Of brick and UPVC construction, UPVC window to the rear aspect, UPVC door to the rear, radiator.

Landing

Steps from the landing lead into each bedroom and;

Bathroom

2.07m x 2.52m (6'10" x 8'4")

With UPVC window to the side aspect, low level WC, pedestal wash hand basin, bath with mains fed shower over, radiator, shaver point.

Bedroom One

3.66m x 3.11m (12'0" x 10'2")

With UPVC window to the front aspect, radiator, fitted wardrobes.

Bedroom Two

3.66m x 3.05m (12'0" x 10'0")

With UPVC windows to the front aspect, radiator, fitted wardrobes.

Outside

Five bar gate opens to gravelled driveway which leads to the brick built garage. Attached to the garage is a boiler house housing the central heating boiler, outside WC and workshop. To the front and side are gardens laid to lawn with established plants, shrubs and trees. To the other side the lawn extends to a tree lined area beyond which is a small copse and orchard (apple and pear) plus various other trees including Monkey Puzzle, two greenhouses, covered car port, beyond this is a grass paddock, enclosed by stock fencing and barbed wire with the River Lymn bordering and trees. Numerous sheds and stores across the garden for convenience and storage.

Garage

3.5m x 4.23m (11'6" x 13'11")

With stable door to the rear. Light and power.

Workshop

3.4m x 3.77m (11'2" x 12'5")

With power, work benches, shelving and cupboards.

Boiler Room

1.88m x 2.43m (6'2" x 8'0")

Housing the oil central heating boiler, power and shelving.

WC

Low level WC.

Services

The property has oil fired heating, mains electricity, mains water and septic tank. 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 between the small rural village of Croft and the historic Market Town of Wainfleet, so you get a great semi-rural position but are also only 1.5 miles from the Market Place, shops and services in Wainfleet.

Directions

From Skegness take the A52 south towards Boston for approximately 4 miles. Turn right onto Church Lane and then next left onto Croft Road. At the T junction at the end turn right onto Croft Lane and the property will be found on the left hand side marked by our for sale board.





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/sale/AMoKMu71KWEYmWauLt3RZ4/view>

Material Information Data

Council Tax Band; C
 Tenure; Freehold
 Property Type; House
 Property Construction; Standard undefined construction
 Energy Performance Certificate; TBC
 Electricity supply; Mains electricity
 Solar Panels; No
 Other electricity sources; No
 Water supply; Mains water supply
 Sewerage; Septic Tank
 Heating; Oil powered central heating is installed
 Heating features; Double glazing
 Broadband; ADSL copper wire
 Mobile coverage O2 - Good, Vodafone - Good, Three - Good, EE- Good
 Parking; Driveway and gated
 Building safety issues; No
 Restrictions - Listing Buildings No
 Restrictions - Conservation Area; No
 Restrictions - Tree Preservation Orders; None
 Public right of way; No
 Long Term area flood risk; Yes
 Historical flooding; No
 Coastal Erosion Risk; No
 Planning permission issues; No
 Accessibility and adaptations; None
 Coal mining area; No
 Non-coal mining area; No

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

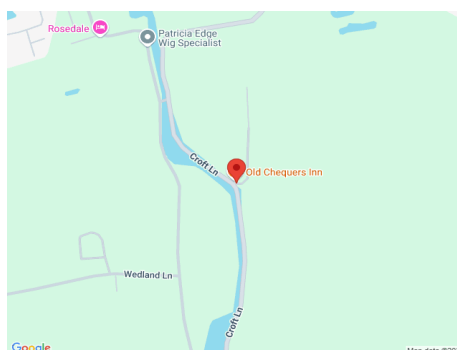
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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

Energy Performance Certificate

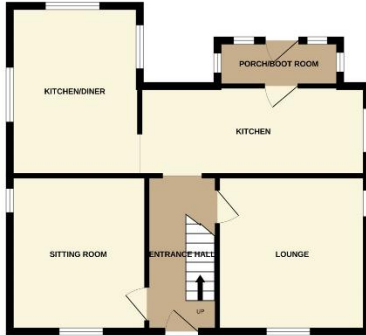
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

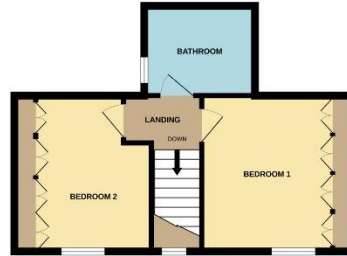
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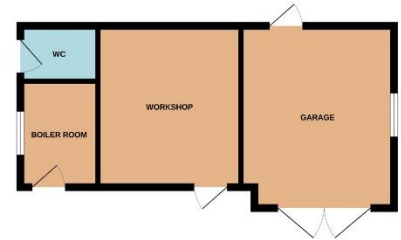
GROUND FLOOR



1ST FLOOR



2ND 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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When it comes to **property**
it must be


lovelle

01754 769769

skegnass@lovelle.co.uk