

Buy. Sell. Rent. Let.



4 Goose Lane, Wainfleet All Saints, PE24 4EZ



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£180,000

When it comes to
property it must be


lovelle



£180,000



Key Features

- Semi Detached House
- Three Bedrooms
- Good Sized Driveway
- Downstairs Bathroom
- LPG Gas Central Heating
- Lounge and Kitchen/Diner
- Large Rear Garden
- Country Lane Position
- EPC rating E
- Tenure: Freehold



For sale with NO ONWARD CHAIN! Situated on a pleasant no through country lane this well positioned three bedroom semi detached house has good sized kitchen and living room, downstairs bathroom, front and rear gardens driveway for several cars LPG gas central heating. Wainfleet St Mary is a small village located a mile from the large Wainfleet All Saints which has shops, Station, primary school, pubs, take-away/restaurants. At the end of Goose Lane is a bus stop on the main Boston Skegness bus route.

Hall

UPVC entrance door, radiator, stairs to the first floor, door to;

Lounge

4.38m x 4.14m (14.4ft x 13.6ft)

UPVC window to the front aspect, picture rail, fireplace (condemned), door to;

Kitchen/Diner

5.3m x 2.6m (17.4ft x 8.5ft)

UPVC window to the rear aspect, tiled floor, radiator, UPVC door to the side, understairs storage space, range of base and wall cupboards with work surfaces over, stainless steel sink, Viessman Central heating boiler, space for washing machine, space for dishwasher, integrated double oven, integrated hob with extractor over, door to;

Bathroom

1.64m x 2.12m (5.4ft x 7ft)

UPVC window to the rear aspect, panelled bath, electric shower over, ladder style radiator, pedestal wash hand basin, low level Wc, tiled walls.

Landing

UPVC window to the side aspect, doors to;

Bedroom One

4.41m x 3.19m (14.5ft x 10.5ft)

UPVC window to the front aspect, radiator, fitted wardrobe.

Bedroom Two

3.58m x 2.56m (11.7ft x 8.4ft)

UPVC window to the rear aspect, radiator.

Bedroom Three

2.65m x 2.63m (8.7ft x 8.6ft)

UPVC window to the rear aspect, radiator.

Outside

To the rear of the property the large garden is laid to lawn enclosed by fencing and hedging. There is a concrete garage and brick outbuildings and timber shed. The front garden is also generous and is again laid to lawn with a long driveway with space to park several cars.

Services

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

On a no through road on the outskirts of the Market Town of Wainfleet, which has various amenities including bus services, train station, shops, primary school, pubs/restaurants and take aways.

Directions

On leaving Skegness on the A52 south, pass the second right hand turn for Wainfleet, and the turning for Goose Lane will be the next right and the property will be found on the left hand side.

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. 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.

Mortgage Advice

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



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

GROUND FLOOR



FIRST FLOOR



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


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