



Lochinvar, Croft Lane, Croft,  
Skegness, Lincs, PE24 4PA



3



1



2



Freehold

£268,500

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## Key Features

- DECEPTIVE SIZED BUNGALOW
- LARGE LAWNED REAR GARDEN
- DRIVE AND GARAGE
- OIL HEATING, PVC D/GLAZING
- MUST BE VIEWED TO APPRECIATE THE SIZE AND PRESENTATION
- EPC RATING E





A deceptive sized 3 Bedroom Detached Bungalow with large lawned rear garden, drive and Garage in this popular village location close to the Market town of Wainfleet. With Kitchen, Dining Room, large Lounge, Inner Hall, 3 Bedrooms, Bathroom and separate W.C. Oil fired central heating, pvc double glazing. Must be viewed to appreciate the size and presentation. EPC Rating E

## ACCOMMODATION

### KITCHEN

4.22m x 3.6m (13.8ft x 11.8ft)

With pvc entrance door to the side elevation, base and wall units including glazed display cabinet and a wine rack, worksurfaces with matching upstands incorporating a breakfast bar, inset sink unit with mixer tap over, space for cooker with chimney cooker hood above, plumbing for washing machine, space for large american style fridge freezer, wood effect laminate flooring, wall mounted oil fired central heating boiler, pvc bow window to the front elevation, decorative lights and archway with step up to the:-

### DINING ROOM

3.3m x 2.41m (10.8ft x 7.9ft)

With pvc bow window to the front elevation, radiator.

### INNER HALL

3.82m x 1.73m (12.5ft x 5.7ft)

With opaque pvc window to the side elevation, radiator.

### INNER HALL

With radiator.

### BATHROOM

2.93m x 2.08m (9.6ft x 6.8ft)

With bath, hand basin in a vanity unit, shower enclosure, tiled walls and floor, heated towel radiator, opaque pvc window to the side elevation.

### CLOAKROOM

With W.C, tiled walls and floor, opaque pvc window to the side elevation.

### BEDROOM 1

2.96m x 4.22m (9.7ft x 13.8ft)

With pvc window to the side elevation, radiator.

### BEDROOM 2

2.6m x 3.18m (8.5ft x 10.4ft)

With pvc bow window to the side elevation, radiator.

### BEDROOM 3

2.56m x 2.81m (8.4ft x 9.2ft)

With pvc bow window to the side elevation, radiator.

### LOUNGE

6.71m x 3.64m (22ft x 11.9ft)

With pvc bow window to the side elevation, pvc french doors with side screens, 2 radiators, open fireplace with marble surround and tiled hearth.

### OUTSIDE

To the front is a lawned garden which extends to the side and a long concreted drive leads to the:-



## GARAGE

With up and over vehicle door, light and power.

The large lawned rear garden includes inset trees, a paved patio seating area, and oil tank. Gates paths to both side lead around to the front.

## TENURE

Freehold.

## SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band C - 2023/24 - £1774.51







# Floorplan



Total area: approx. 103.8 sq. metres (1116.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

 **NEWTONFALLOWELL**

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