



Borderville, Croft Lane,  
Croft, PE24 4PA



**£179,950**

- NO CHAIN
- POPULAR MARKET TOWN
- WELL SERVED BY BUS & RAIL
- WET ROOM
- FREEHOLD
- MODERN RE-FITTED KITCHEN
- SUITED TO THE LESS MOBILE
- DRIVE & GARAGE
- EPC RATING D
- COUNCIL TAX BAND B



**NO CHAIN.** A 2 Bedroom detached bungalow well suited for the less mobile and situated in the popular market town of Wainfleet which is well serviced by buses and trains. With Entrance Hall, Lounge, Dining Room, modern re-fitted Kitchen, 2 doubled Bedrooms and Wet Room. Benefitting from pvc double glazing, oil fired central heating, front and rear gardens, concrete driveway and Garage. EPC Rating D

### ACCOMMODATION

Entrance is on the front elevation via a ramp to the:-

### RECEPTION HALL 1.85m x 2.51m (6'1" x 8'2")

With pvc entrance door, radiator, electric fuses, pvc window to the side elevation.

### LOUNGE 2.72m x 4.47m (8'11" x 14'8")

With pvc french doors to the rear garden, radiator.

### INNER HALL





#### **WET ROOM 1.65m x 2.62m (5'5" x 8'7")**

With W.C, hand basin set on a vanity unit, shower area and drain with electric shower, radiator, extractor, opaque pvc window to the rear elevation, tiled walls and wetroom flooring.

#### **BEDROOM 1 3.58m x 4.27m (11'8" x 14'0")**

With pvc window to the front elevation, radiator.

#### **BEDROOM 2 3.07m x 3.61m (10'1" x 11'10")**

With pvc window to the front elevation, radiator.

#### **DINING ROOM 2.11m x 2.69m (6'11" x 8'10")**

With pvc window to the side elevation, radiator, door to:-

#### **KITCHEN 2.9m x 3.61m (9'6" x 11'10")**

Fitted with a modern range of base and wall unit, wood block worktops with tile splashbacks, inset sink unit with mixer tap over, tall oven unit housing an electric oven and microwave, inset ceramic hob with extractor hood above, space for fridge freezer, space and plumbing for washing machine and dishwasher, modern vertical radiator, oil central heating boiler, pvc window to the side elevation, pvc door to the rear.

#### **OUTSIDE**

To the front is a lawned garden and a concrete ramped entrance to the front door. A concrete drive with light over leads to a pair of double gates giving access to the:-

#### **GARAGE 2.54m x 5.28m (8'4" x 17'4")**

With up and over vehicle door, side personnel door, power connected.

The rear garden includes lawns, paved sitting areas, wooden gazebo, exterior lighting, oil tank and garden Shed.

## TENURE

Freehold.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators.

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 B - 2024/25 - £1662.46

## AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





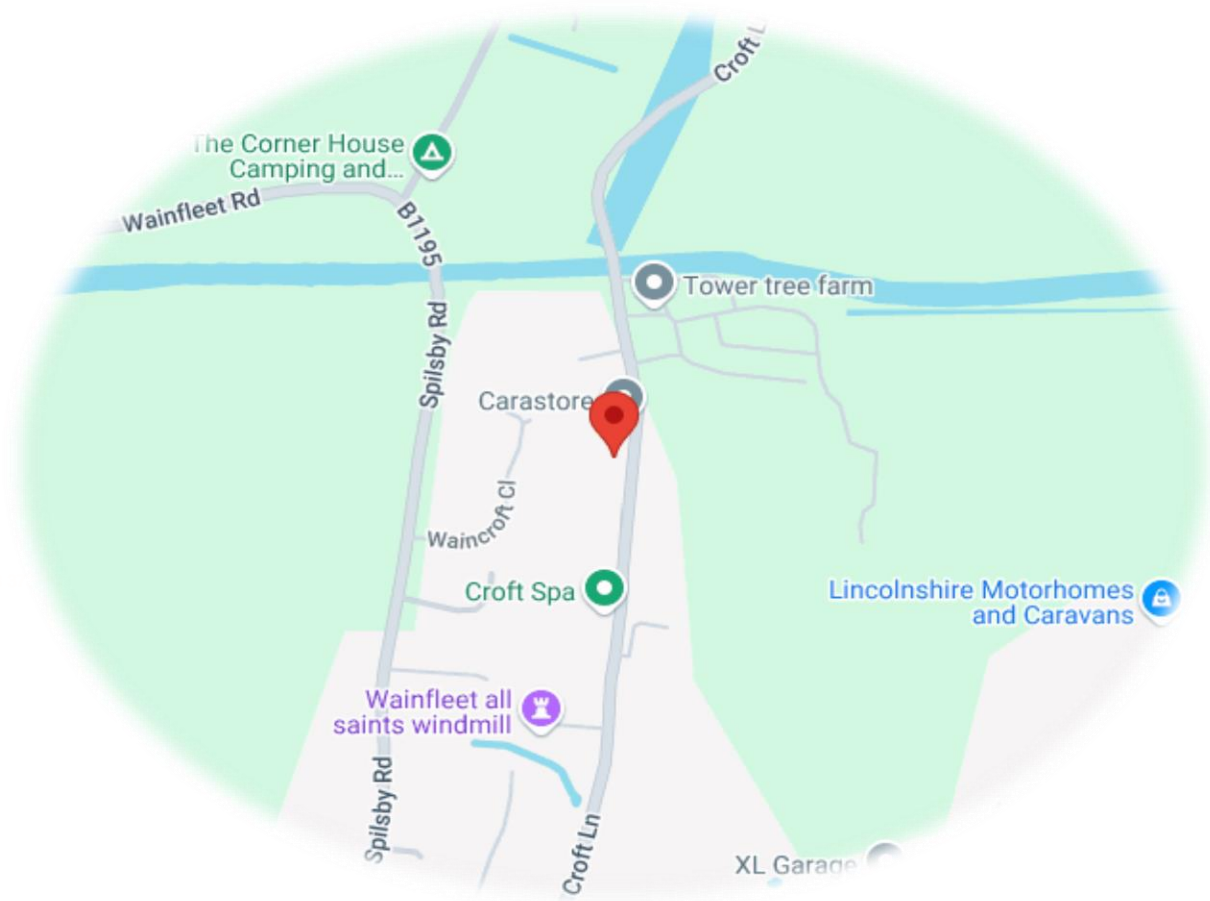


### Ground Floor

Approx. 70.7 sq. metres (760.6 sq. feet)



Total area: approx. 70.7 sq. metres (760.6 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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