



'The Laurels', Boston Road, Wainfleet St Mary

£310,000



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Willsons
SINCE 1842

'The Laurels', Boston Road,
, Wainfleet St Mary,
Lincolnshire, PE24 4HJ

"AGENT'S COMMENTS"

NO ONWARD CHAIN. An opportunity to purchase a 3 bedroom detached family house situated on the outskirts of this popular market town in a semi-rural location set in mature grounds of over a 1/4 of an acre including an orchard with views over open farmland. The accommodation comprises: entrance hall, lounge, dining room, kitchen, conservatory, boiler room and wc, first floor galleried landing, 3 bedrooms and bathroom having the benefit of Upvc double glazing to the main house, oil fired central heating, garage and driveway. The property does require some modernisation.

Wainfleet is a market town in east Lincolnshire. It has a primary school and is home to Batemans Brewery along with shops, doctor's surgery and takeaways. Wainfleet has a railway station that is on the Nottingham to Skegness Line. The seaside town of Skegness is situated approximately 5 miles to the east with the port town of Boston approx. 17 miles to the south west, both of which have a wide range of shops, hospitals, and grammar and comprehensive schools as well as leisure facilities including swimming pools, cinema and theatre. There is also a comprehensive school at Old Leake.



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Accommodation:

Entrance Porch

With a pair of Upvc double glazed entrance doors and side screens, tiled floor, inner single glazed leaded door with side screen opens into the:

Entrance Hall

With stairs to the first floor with cupboard under, radiator, central heating thermostat.

Pantry

5'11" x 5'1" (1.82m x 1.55m)

Having a vintage meat safe and shelving, tiled floor, Upvc double glazed window.

Lounge

16'2" x 11'11" (4.94m x 3.64m)

Into bay and chimney recesses. Having Upvc double glazed bay window to front, Upvc double glazed window to side, tiled open fireplace, 2 radiators, picture rail.

Dining Room

14'0" x 11'11" (4.27m x 3.64m)

Having Upvc double glazed bay window to side, Upvc double glazed window to rear, tiled open fireplace, radiator, picture rail.

Kitchen

14'4" x 7'9" (4.38m x 2.38m)

Including the Porch. Having base units with worksurfaces over, electric cooker, splash-back tiling, breakfast bar with radiator below, stainless steel double drainer sink, central heating controls, coat hooks, Upvc double glazed window.

Rear Porch

With single glazed exterior door, door to:

Conservatory

16'10" x 6'6" (5.15m x 1.99m)

Being of Upvc double glazed construction on a single skin brick base with polycarbonate roof, plumbing for washing machine, Upvc double glazed patio doors to garden, door to:

WC

With high-flush wc, single glazed window.

Boiler Room

8'1" x 6'9" (2.48m x 2.08m)

Containing the Grant oil fired central heating boiler.

Garage

15'10" x 7'10" (4.83m x 2.4m)

Having wooden double front doors and single glazed side window.

First Floor Landing

Having airing cupboard housing the hot water cylinder, Upvc double glazed window, loft hatch, radiator.

Bathroom

7'11" / 5'11" x 6'2" (2.42m / 1.81m x 1.89m)

Equipped with bath with direct shower over, pedestal wash hand basin, half tiled walls, radiator, Upvc double glazed window.

Separate WC

With wc, radiator, Upvc double glazed window.

Bedroom 1

13'10" x 11'10" (4.24m x 3.62m)

Into the chimney recess. Having Upvc double glazed windows to front and side, built-in wardrobe, radiator, open tiled fireplace, picture rail.

Bedroom 2

12'11" x 11'8" (3.95 x 3.56)

Into the chimney recess. Upvc double glazed window to rear and side, tiled open fireplace, radiator, built-in wardrobe.

Bedroom 3

9'4" x 7'10" (2.87m x 2.4m)

Upvc double glazed window to front, radiator, built-in wardrobe.

Exterior:

The property has a sweeping tarmac drive which leads up to the front of the property and to the side and rear leading to the garage, having a kidney shaped lawn and central bed, further shrub beds and trees to the side with paths leading to an orchard having fruit trees and soft fruit bushes. The rear boundary is denoted with a plain wire and concrete post fence. Note: The hand gate is not to be used. Within this fence is a screen hedge, a cultivated vegetable patch and rear path with hand gate leading onto the enclosed rear garden which gives access to the rear conservatory.

Tenure & Possession:

The property is Freehold with vacant possession upon completion.

Services:

We understand that mains electricity and water are connected to the property. Drainage is to a private system. There is an oil fired central heating system installed at the property. Note: The central heating oil storage tank is presently situated in a field adjoining the property, purchasers will be given 2 months from exchange of contracts to remove and re-site the tank within the boundary of the property at their own expense.

Local Authority:

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Energy Performance Certificate:

The property has an energy rating of 42 E. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 6500-8754-0522-7206-3473.

Viewing:

Viewing is strictly by appointment with the Skegness office at the address shown below.



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 Skegness
 PE24 4HJ



FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

