



'The Rectory', Vicarage Lane, Wainfleet St Mary

£440,000



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**Willsons**  
SINCE 1842

'The Rectory', Vicarage Lane  
Wainfleet St. Mary, Skegness  
Lincolnshire, PE24 4JJ

**"AGENT'S COMMENTS"**

*Spacious detached 4 bedroom family residence set in grounds extending to approximately 0.70 acres situated on the outskirts of this popular market town. The accommodation comprises: entrance hall, inner hall, cloakroom, study, lounge, dining room, kitchen and utility room with 4 bedrooms to the first floor with shower room and separate wc. The property benefits from Upvc double glazing and oil fired central heating and is offered for sale with no onward chain. The grounds are mainly laid to lawns having a variety of mature trees and shrubs, a sweeping driveway with ample parking leads to a garage with log store and coal house. Viewing is highly recommended to fully appreciate the size of accommodation on offer at this attractive location.*

**LOCATION**

*Wainfleet is a market town in east Lincolnshire. It has a primary school and is home to Batemans Brewery along with shops 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

A Upvc double glazed entrance door with side screen under an open canopy leads into the:

### Entrance Hall

With radiator, glazed inner door with glazed side screen opening into:

### Inner Hall

Stairs to the first floor, recessed cupboard, radiator.

### Cloakroom

Comprising wc and wash hand basin.

### Study

21'3" x 13'8" reducing to 9'3"

A triple aspect room having 5 Upvc double glazed windows, 2 radiators, built in shelving.

### Lounge

20'8" x 12'5" max

Upvc double glazed window and patio doors opening onto the garden, feature open fireplace, 2 radiators.

### Dining Room

12'4" x 10'5"

Upvc double glazed window, radiator.

### Kitchen

14'4" x 8'10"

Range of wall and base units with worksurfaces, space and point for electric cooker with concealed extractor hood over, stainless steel sink with mixer tap, splashback tiling, radiator, Upvc double glazed window, opening into:

### Utility

8'6" x 7'11"

Range of wall cupboards, fitted worksurface with space and plumbing under for washing machine and dryer, radiator, Upvc double glazed window and exterior door.

### First Floor Galleried Landing

Loft hatch, cupboard with shelving, radiator. Upvc double glazed window.

### Bedroom 1

12'5" x 10'1"

Upvc double glazed window, radiator, recessed wardrobe.

### Bedroom 2

12'4" x 11'1" max

Upvc double glazed window, radiator, recessed wardrobe.

### Bedroom 3

12'5" x 7'0"

Upvc double glazed window, radiator, recessed wardrobe.

### Bedroom 4

12'5" x 12'4"

Upvc double glazed window, radiator.

### Separate WC

5'6" x 4'9"

WC, wash hand basin, Upvc double glazed window, radiator, tiling to walls.

### Shower Room

8'11" x 9'1" max

Walk-in mobility shower cubicle with direct shower, wash hand basin, radiator, Upvc double glazed window, recessed airing cupboard housing the hot water cylinder.

### Exterior

The property enjoys spacious grounds of approximately 0.70 acres which extend around the property on all sides being mainly lawns with a variety of mature trees and shrubs. A sweeping tarmac drive leads to a parking area and to the Garage/Workshop with Lincolnshire style fencing onto Vicarage Lane.

### Garage, Log Store & Coal House

20'2" x 13'1" max

With 'up and over' vehicle door to front, light and power connected, Upvc double glazed window to rear, door to side. External covered access to Log Store and Coal House.

### Tenure and Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity, water and drainage are connected to the property. There is an oil fired heating system installed at the property.

### Local Authority

Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of F(22) with potential of C(71). The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0168-8003-7237-3635-5954.

### Restrictive Covenant & Overage

The property is being sold subject to a restrictive covenant limiting the property's use as a single house or private dwelling. An overage provision will be attached to the area shown hatched on the attached site plan, such that for 80 years from the date of sale the seller would be entitled to 50% of the increase in value, following the sale with the benefit of or implementation of a planning permission for any use beyond that of a single private house in the occupation of one family.

### Viewing

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

### Directions

Proceed south out of Skegness on the A52 road towards Boston, at the Wainfleet Bypass take the second turning right into Wainfleet town turning left just before Salem Bridge and right into Vicarage Lane, proceed along Vicarage Lane whereupon the property will be found on the left hand side.

### What3Words

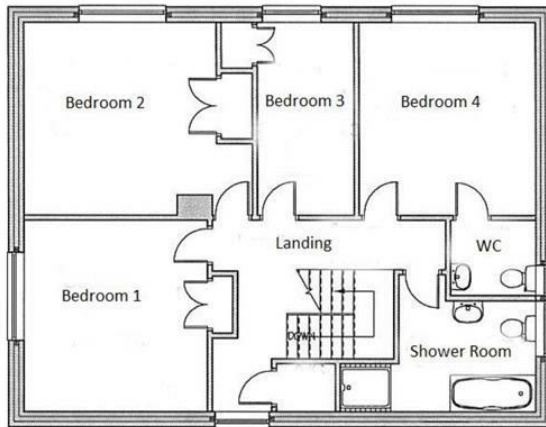
Toothpick.motored.districts



**Ground Floor**



**First Floor**



**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.

