



The Croft, Spilsby Road, Skegness

£349,950



Willsons
SINCE 1842

The Croft, Spilsby Road,
Wainfleet, Skegness,
Lincolnshire, PE24 4LN

"AGENT'S COMMENTS"

A superior detached 4 bedroom dormer bungalow set in spacious lawned grounds of approximately a third of an acre with trees and shrubs, garage and ample parking towards the outskirts of this popular market town. The accommodation comprises spacious reception hall, 19' lounge into conservatory, dining room into kitchen, ground floor double bedroom, bathroom, utility, cloakroom, boiler room and garage. First floor with landing, cloakroom and 3 further double bedrooms. The property has the benefit of oil fired central heating, Upvc double glazed windows and doors, an open rear Upvc veranda for sitting out, attached garage with sweeping drive allowing ample parking, lawned gardens to all sides. Some modernisation required, must be viewed to fully appreciate the size and setting. No onward chain.

LOCATION
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

Upvc double glazed entrance door opens into:

Entrance Porch

With inner Upvc double glazed door with side screen opening into:

Reception Hall

With oak laminate effect flooring, radiator, double storage cupboard, stairs to a half landing with Upvc double glazed window to rear.

Lounge

19'10" x 12'10" (6.05m x 3.91m)

Having a marble fireplace, Upvc double glazed walk-in bay window to front, 2 radiators, TV point, double glazed sliding patio doors leading into the:

Conservatory

9' x 9' (2.74m x 2.74m)

Having a thermally insulated roof, Upvc double glazed on a brick base with tiled floor and a pair of Upvc double glazed doors onto the side garden.

Dining Room

11'10" x 9'9" (3.61m x 2.97m)

Upvc double glazed window to front, radiator, oak laminate effect floor, arch into:

Kitchen

9'5" x 9'3" (2.87m x 2.82m)

Having a range of natural oak styled wall and base units with worksurfaces incorporating single drainer sink with mixer tap, 4 ring electric ceramic hob with built-in oven below and concealed hood over, space and plumbing for dishwasher and appliance, splash back tiling, delph rack, radiator, Upvc double glazed window to rear, door to:

Utility Room

12'2" x 7'8" / 6'0" (3.71m x 2.36m / 1.83m)

Having Upvc double glazed exterior door, Upvc double glazed rear window, space and plumbing for washing machine and appliance, worksurface incorporating stainless steel single drainer sink with mixer tap, splash back tiling, tiled floor. Door into garage. Further doors into Cloakroom with wc and Upvc double glazed window and Boiler room housing the oil fired central heating boiler.

Bedroom 1

15' / 12'6" x 13'10" (4.57m / 3.81m x 4.22m)

Having Upvc double glazed bay window to the side, radiator and built in range of Wardrobes and dressing table, 2 wall light points.

Bath-Shower Room

7'10" x 7' (2.39m x 2.13m)

Equipped with a shower cubicle with direct shower, bath, wc, wash hand basin, radiator, tiled walls, Upvc double glazed rear window.

Garage

17' / 14'8" x 11' (5.18m / 4.47m x 3.35m)

Having a remote controlled roller panelled front vehicle door, light and power, door into utility room.

First Floor Landing

11' x 7' (3.35m x 2.13m)

Having a part sloping ceiling to 5ft, recessed airing cupboard housing the hot water cylinder.

Cloakroom

with wc.

Bedroom 2

16'2" x 12'4" / 10'0" (4.95m x 3.78m / 3.05m)

Having part sloping ceiling to 5ft. Upvc double glazed dormer window to front, radiator, 2 hatches to loft space.

Bedroom 3

12'4" x 10' (3.76m x 3.05m)

Having part sloping ceiling to 5ft. Upvc double glazed window to rear, recessed wardrobe cupboard, radiator.

Bedroom 4

12'9" x 10'1" (3.89m x 3.07m)

Having part sloping ceiling to 5ft. Upvc double glazed window to front, radiator.

Exterior

The property stands in attractive grounds of approximately a third of an acre, the front garden is laid to lawn with specimen tree and mature borders and sweeping driveway leading to the garage allowing ample parking. The rear garden has a gravelled seating area with a Upvc verandah, having glass end and polycarbonate roof over the rear door and paved sitting area. The rear garden is also predominantly lawned with paved paths and a side garden with patio which is accessed from the conservatory, the rear garden also houses the oil tank and has an outside tap.

Tenure & Possession

The property is Freehold with vacant possession upon completion. Please note: Probate has already been obtained upon this property.

Services

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

Local Authority

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

Energy Performance Certificate

The property has an energy rating of 43 E. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0360-2949-4220-2704-3225.

Viewing

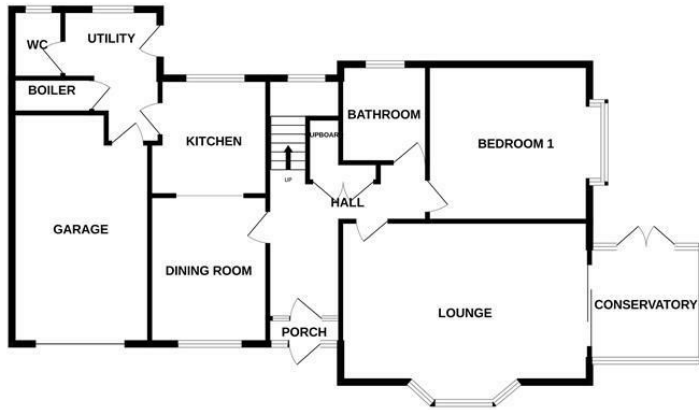
Viewing is strictly by appointment with the Skegness office at the address shown below.

Location

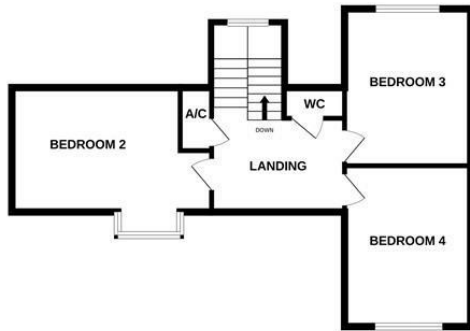
Proceed south out of Skegness on the A52 road to Boston turning right at the first junction to Wainfleet. Proceed into town and at the market place turn right onto Spilsby Road (B1195). Proceed along Spilsby Road whereupon the property will be found on the right hand side.



GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1780 sq.ft. (165.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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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.

