



Colindale, Matt Pits Lane, Wainfleet

£510,000



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Willsons
— SINCE 1842 —

Colindale, Matt Pits Lane,
Wainfleet, Skegness,
Lincolnshire, PE24 4LY

"AGENT'S COMMENTS"

A traditional detached farmhouse situated on the outskirts of the popular village of Wainfleet with far reaching Countryside views. The property is set within 5.37 acres (STS) and offers a range of barns, outbuildings, yard, grassed paddock and arable land. This dwelling also benefits from oil fired central heating, two reception rooms, utility, office and uPVC windows and doors throughout.

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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Front Of Property

Having concrete paving leading to the front door, wrap around lawn bordered with box hedging and flower beds.

Utility

11'4" x 7'2" (3.45m x 2.18m)

With a range of base and wall units, tiled splashbacks, stainless steel sink and mixer tap, space and plumbing for washing machine, vinyl flooring, access to cloakroom cupboard and large understairs cupboard both having vinyl flooring, window to the side and rear of property.

Kitchen/Diner

11'10" x 11'8" (3.61m x 3.56m)

With a range of base and wall units, tiled splashbacks, double electric oven, ceramic hob, extractor hood, integrated dishwasher & fridge, stainless steel 1.5 sink and mixer taps, vinyl flooring, window to the side and Sash window to the front of property.

Dining Room

11'8" x 10'1" (3.56m x 3.07m)

With carpeted flooring, Sash window to front of the property and French doors leading to the lounge.

Lounge

14'7" x 11'8" (4.45m x 3.56m)

With carpeted flooring, windows to the front and side of the property, French door leading to the patio area.

Bedroom One

13'11" x 10'11" (4.24m x 3.33m)

With carpeted flooring, walk in cupboard, Sash window to front of the property.

Bedroom Two

11'10" x 7'2" (3.61m x 2.18m)

With carpeted flooring and Sash window to front of the property.

Bedroom Three

8'2" x 6'9" (2.49m x 2.06m)

With carpeted flooring and window to front of the property.

Bathroom

13'11" x 10'1" (4.24m x 3.07m)

With direct feed shower in double enclosed cubicle, WC, sink, extractor fan, heated towel rail, vinyl flooring, built in cupboard with shelving, window to rear of the property.

Office

8'5" x 5'11" (2.57m x 1.80m)

With vinyl flooring and window to rear of the property.

Rear Garden

With slabbed patio area adjacent to open plan lawn bordered by box hedging and a brick wall.

Outbuilding

19'3" x 12'10" (5.87m x 3.91m)

Of brick built construction with clay pantile roof, concrete flooring, power and lighting.

Land

The land adjacent to the property is currently arable farming land under a Farm Business Tenancy.

Paddock

Grassed paddock area benefitting an additional access from Matt Pits Lane.

Grain Store

39'4" x 62'4" (12m x 19m)

With three bays, concrete flooring, double sliding doors, 3-phase electricity connected.

Barn

59'0" x 26'2" (18m x 8m)

With open front constructed of concrete posts, four bays, tin lean-to store with four door access and stone flooring.

Workshop

42'7" x 45'11" (13m x 14m)

Brick built workshop having two open bays and attached block store.

Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0370-2507-0440-2805-0821

Services

We understand that mains water and electricity are connected to the property. Drainage is understood to be private system. The heating is via an oil fired boiler.

Local Authority

Council tax band 'C' payable to the local authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH. Tel: 01507 601111.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Agent's Comments

The arable land and grain store included in the sale is currently occupied under a Farm Business Tenancy agreement, the Tenant reserves the right to 'hold over' the land and grain store until April 2026. The arable land will be ploughed once the 'hold over' period has ceased.

What 3 Words

///edicts.skidding.nails

Viewing

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





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.

