



**DRAFT SALES PARTICULARS
(TO BE RETURNED TO MESSRS WILLSONS)**

I/We, the vendors of the property more particularly described within these Draft Sales Particulars, have read and amended the description where necessary so that they are a true representation of the property.

I/We will inform Messrs Willsons of any material change undertaken to the property prior to exchange of contracts

Signed.....Date.....

Signed.....Date.....

3 Sycamore Close, Croft

£260,000



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Willsons
— SINCE 1842 —

3 Sycamore Close,
Croft, Skegness,
Lincolnshire, PE24 4SX

"AGENT'S COMMENTS"

Situated on a secluded corner plot in the centre of the village of Croft. Located near the coastal town of Skegness, having many amenities and transport links. This well presented detached bungalow offers a spacious kitchen/diner, en-suite to bedroom two, ample sized master bedroom, driveway, garage and private rear and side gardens.

LOCATION

Croft is a rural village situated approximately 4 miles west of the coastal town of Skegness having a Public House, Church and Village Hall. Skegness has a railway station, primary & secondary schools including a grammar, range of shops and supermarkets, a hospital, dentists, and leisure facilities including swimming pools, cinema, theatre and golf courses. The market town of Wainfleet is approximately 2 miles to the south west and also has a train station along with a primary school and small range of shops. Burgh Le Marsh approx. 3 miles to the north also has a primary school, doctor's surgery and range of shops.



Willsons
SINCE 1842

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<https://www.willsons-property.co.uk>

Front Of Property

Approached over a concrete driveway, footpath and ramp leading to the front door. Having boundaries of mature hedging and wooden fencing with areas of grass and shrubbery.

Porch & Hallway

Porch having tiled flooring and internal door leading to the hallway with wood laminate flooring.

Lounge

15'6" x 12'8" (4.72m x 3.86m)

With part glazed internal oak door, carpeted flooring, bay window to the front of the property and French doors leading to the side garden and patio area.

Kitchen Diner

18' x 12' (5.49m x 3.66m)

With a range of base and wall units, electric oven, induction hob, extractor hood, resin 1.5 sink and mixer tap, space and plumbing for dishwasher, LVT flooring, part glazed internal oak door from the hallway, window to the front of the property and internal door leading to the garage.

Bedroom One

13'10" x 10'4" (4.22m x 3.15m)

With carpeted flooring, a range of fitted wardrobes and window to the rear of the side of the property.

Bedroom Two

14'1" x 14'1" (4.29m x 4.29m)

With carpeted flooring and window to the rear of the property.

En-Suite

With WC, sink, double enclosed shower cubicle with electric shower over, extractor fan, tiled flooring, heated towel rail and window to the side of the property.

Bedroom Three/Study

10'5" x 8' (3.18m x 2.44m)

With part glazed internal oak door, wood laminate flooring and door to rear garden and patio area.

Bathroom

Wet room having direct feed shower, WC, sink, heated towel rail, airing cupboard and window to the rear of the property.

Front, Side & Rear Gardens

With boundaries of mature trees, hedging and wooden fencing, predominately laid to grass having a sundeck adjacent to the lounge and slabbed patio area from bedroom three/study.

Garage

18'1" x 9'9" (5.51m x 2.97m)

With electric roller shutter door, space and plumbing for washing machine, Viessmann wall mounted gas boiler, window and door to the side of the property.

Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 7139-2723-9000-0145-7206

Services

We understand that mains electricity, water and drainage are connected to the property. Heating is via an LPG boiler and we are informed the solar panels are vendor owned.

Local Authority

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

Tenure & Possession

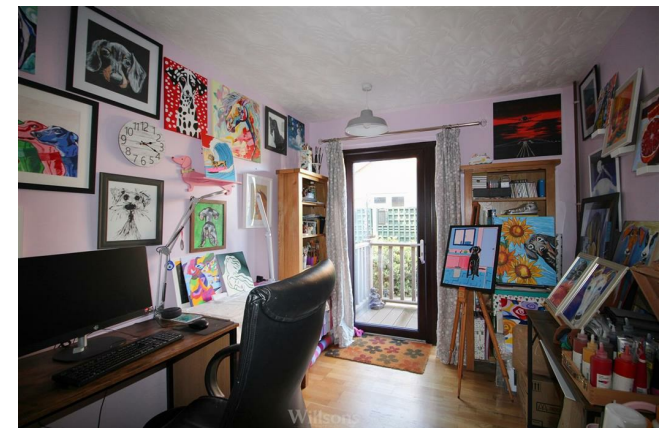
The property is Freehold with vacant possession upon completion.

Viewing

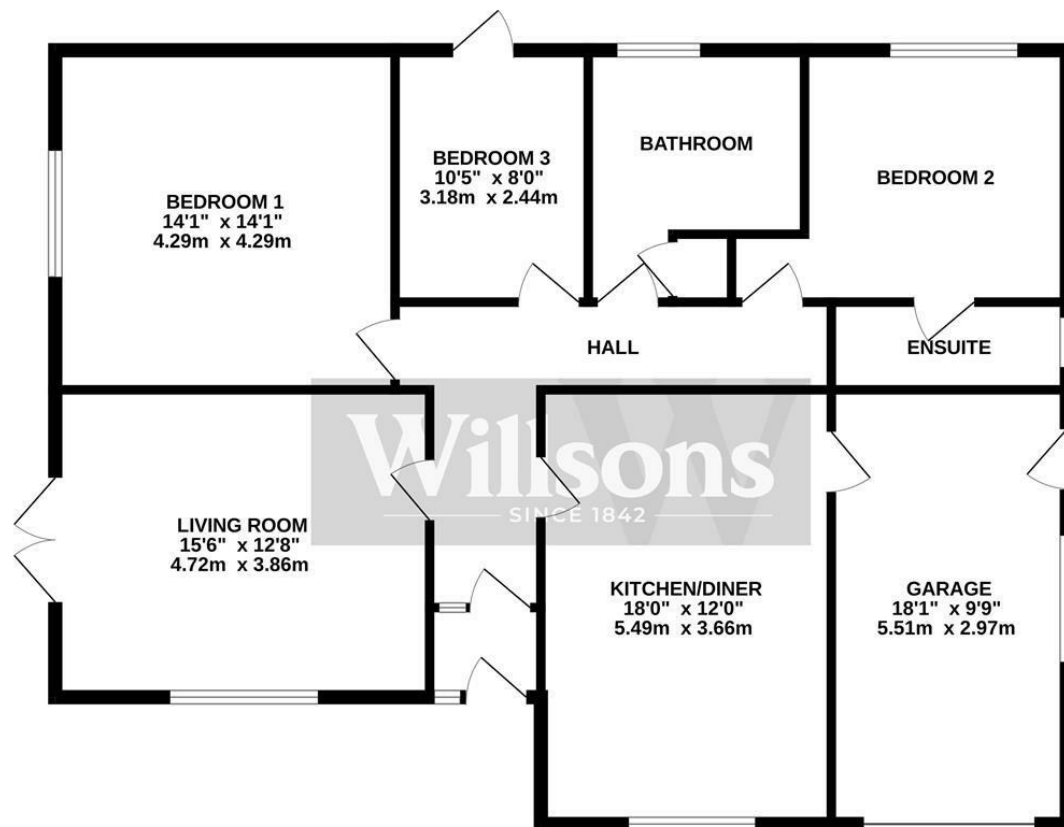
Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words

///slogans.fellow.clicker



GROUND FLOOR
1237 sq.ft. (114.9 sq.m.) approx.

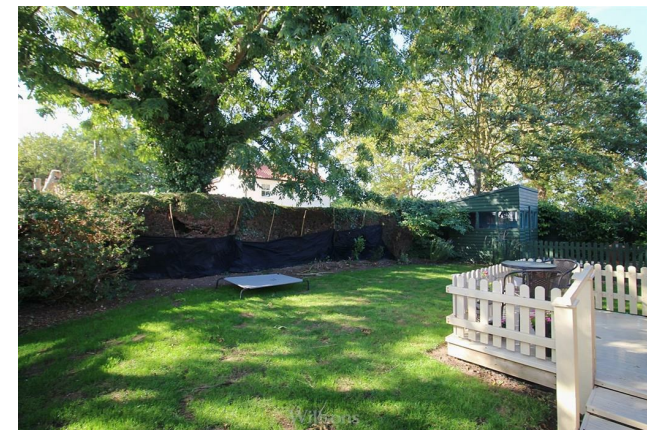


TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.

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.

