



CHOICE PROPERTIES

Estate Agents

3 New England Croft Bank,
Skegness, PE24 4AN

Reduced To £179,950



Choice Properties are delighted to bring to market this stunning two bedroom terraced residence located on Croft Bank situated in a quiet position in the sought after village of Wainfleet. The property retains an great size garden with a modern newly fitted kitchen whilst also boasting a spacious interior. The property is peacefully positioned with a stunning surround of countryside. Early Viewing Is Highly Advised.

Offering generously proportioned rooms throughout with an impressive layout, the abundantly light and bright accommodation comprises:-

Entrance Porch

Entering the property leading to;

Hallway

Access to the stairs on living room

Living Room

Spacious living room with open fireplace, front aspect windows. Radiator. Tv point.

Kitchen

Fitted with a range of wall and base units with worksurfaces over. Gas oven and hob set into feature with extractor fan over. Plumbing for washing machine. 1.5 bowl sink.

Rear Porch

Access to the rear garden housing the W.C.

W.C

Fitted with a w.c. Radiator.

Landing

With internal doors to all first floor rooms. Power points.

Bedroom 1

Light and airy spacious main bedroom. Built in wardrobes. Radiator.

Bedroom 2

Double Bedroom. Built in storage.

Bathroom

Fitted with 3 piece suite with a bath, up and over shower, w.c and hand basin. Radiator.

Garden

To the front of the property access down a private road is an ample sized front garden laid to lawn leading to the entrance door. To the rear of the property there is a large garden space laid mostly to lawn with right of passage for the neighbouring property. Outbuildings included great for storage.

Driveway

Private off road gravelled parking space for multiple vehicles.

Tenure

Freehold.

Council tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Opening hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

Viewing Arrangements

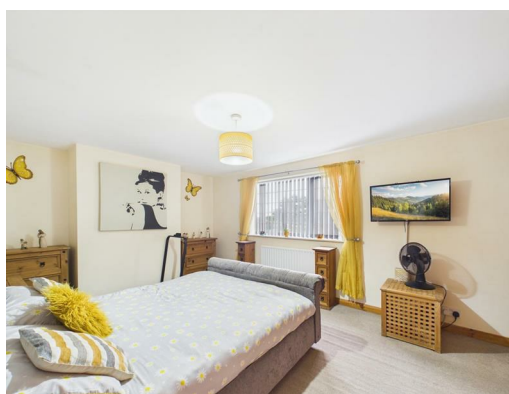
Contact Choice Properties on 01507 462277

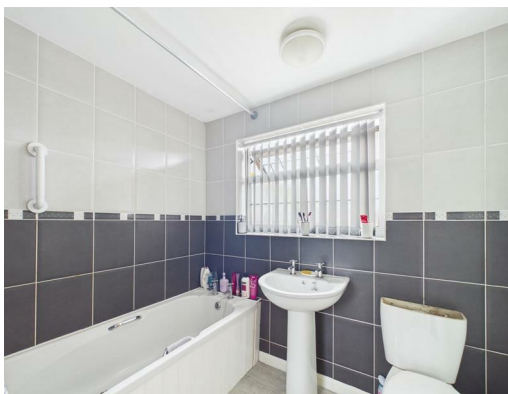
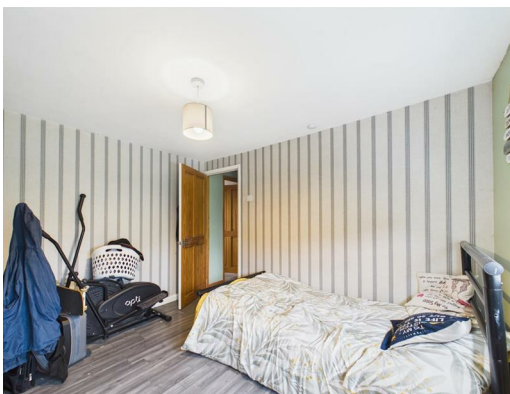
Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Floor 0



Floor 1

Approximate total area⁽¹⁾
754 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Directions

We suggest entering the postcode PE24 4AN into your satnav for directions to the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

