

Buy. Sell. Rent. Let.



2 Northolme, Wainfleet All Saints, PE24 4EQ



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2

£200,000

When it comes to
property it must be


lovelle

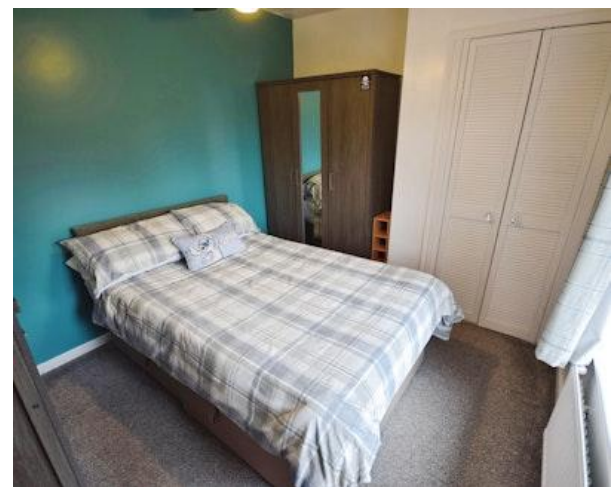


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Key Features

- Well Presented, Great Size Home Close to Amenities in Pleasant Market Town
- Driveway & Front & Rear Gardens
- Lounge & Dining Room
- Modern Kitchen & Useful Utility Room
- Study/Hobbies Room/Fourth Downstairs Bedroom
- Modern Downstairs Bathroom Plus Further Upstairs WC
- EPC rating E
- Tenure: Freehold





This well-presented three-bedroom terraced house offers spacious living accommodation in the heart of Wainfleet All Saints but also enjoys lovely views over pony paddocks! Best of both worlds; views and amenities! Upon entry, the property welcomes you with a thoughtfully arranged interior, providing two distinct public rooms in the form of a generous lounge and a dining room, each designed to provide comfort and versatility for everyday living or entertaining guests. The modern kitchen is complemented by a useful utility room, providing additional space for household needs and storage. A modern downstairs bathroom serves the ground floor, while a further WC is conveniently located upstairs. Another notable feature is the adaptable study or hobbies room, which offers potential for use as a fourth downstairs bedroom, accommodating various lifestyles and requirements. Externally, the property includes a driveway for off-street parking. Both front and rear gardens offer outdoor spaces to enjoy, contributing to the overall appeal of the home. Gas central heating and UPVC double glazing. Wainfleet All Saints is a pleasant market town situated in Lincolnshire, offering a blend of local amenities and community facilities. The area provides convenient access to shops, services, and leisure opportunities, supporting a comfortable residential environment with a focus on both day-to-day living and quality of life. The setting is well regarded for its balance of access to local conveniences and its quiet town ambience, making it a suitable location for a variety of prospective occupants.

Hall

Entered via UPVC front door, with stairs to the first floor, radiator, doors to;

Bathroom

With UPVC window, tiled walls and floor, panelled bath with shower over, back to wall wc and wash hand basin inset to modern vanity, ladder style radiator.

Dining Room

4.39m x 3.35m (14'5" x 11'0")

Great size with UPVC window to the rear aspect, radiator, laminate flooring, log burner style electric fire, open to lounge and door to kitchen.

Lounge

3.33m x 3.3m (10'11" x 10'10")

With UPVC window to the front aspect, radiator, laminate flooring, door to hall, electric inset Victorian style fire.

Kitchen

3.56m x 2.39m (11'8" x 7'10")

(Minimum dimensions). With access to large under stairs storage cupboard, fitted base and wall cupboards, drawers, work surfaces with 1 & 1/2 bowl sink with INSTANT HOT WATER TAP (boiling, hot or cold), integrated electric oven and induction hob with extractor over, space for washing machine, radiator, breakfast bar, tiled floor, door to;

Utility Room

3.3m x 1.98m (10'10" x 6'6")

With UPVC window and door to the rear garden, fitted worksurface and wall cupboards, oil combi boiler (fitted 2017), space for large American style fridge-freezer, door to;

Study/4th Bedroom

2.36m x 2.21m (7'8" x 7'4")

With UPVC window to the rear aspect, loft access.

Landing

With UPVC window to the rear aspect, loft access (with drop down ladder and boarding), doors to;

WC

Fitted with low level wc.

Bedroom One

3.91m x 3.43m (12'10" x 11'4")

With UPVC window to the front aspect and enjoying views over pony paddocks, radiator.

Bedroom Two

3.25m x 2.72m (10'8" x 8'11")

With UPVC window to the rear aspect, fitted cupboard, radiator.

Bedroom Three

3.05m x 1.96m (10'0" x 6'5")

With UPVC window to the side aspect, radiator.

Outside

To the front is a pedestrian handgate that opens to shared footpath with next door. The front garden is mainly laid to lawn. The rear garden has double gates that open to the concrete driveway. Patio seating area, lawn, storage shed, enclosed by fencing.

Services

The property has mains sewerage, mains water, electric and oil fired central heating . We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Quaint, historic Market Town located 5 miles south of the coastal town of Skegness. Amenities include; primary school, regular bus services, regular Markets, train station, mini supermarket, various other shops, petrol station, pubs/restaurants C of E Churches and Methodist Church and its own brewery! Wainfleet stands on the River Steeping which many people fish and enjoy the wildlife and countryside that surrounds the town

Directions

On leaving Skegness take the first righthand turn for Wainfleet, follow this road and on entering the town take a righthand turn on to Northholme and the property will be found on the left hand side marked by our sale board.





Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.
<https://moverly.com/sale/9ua9c8oB4Cz1WH7iwPyrUs/view>

Material Information Data

Tenure: Freehold
 Council tax band: A
 EPC rating: E
 Semi-detached house, standard brick and block construction
 3 bedrooms, 1 bathroom, 1 reception
 Accessibility adaptations: None
 Loft: insulated and unboarded, accessed by Ladder
 Outside areas: Front garden and Rear garden
 Spray foam insulation installed: Cavity wall insulation completed about 4 to 5 years ago
 Mains electricity
 Mains water
 Mains foul drainage
 Mains surface water drainage
 Oil central heating
 Heating features: None
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 great, Vodafone good, Three good, EE good
 Parking: Driveway and Communal
 Not in a controlled parking zone
 No disabled parking available
 Not a listed building
 In Conservation area : Wainfleet Conservation Area.
 No tree preservation order
 No environmental risks recorded
 No specialist issues recorded
 Onward chain: yes

Title Register Restrictions

The property is subject to restrictive covenants, which are rules that limit what can be done with the land. These are contained in a 1992 legal document created when the local council sold the property. The current owner has entered into an indemnity covenant. This is a standard legal promise to follow the rules set out in earlier documents and to protect the previous owner from any costs if those rules are broken.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property, then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

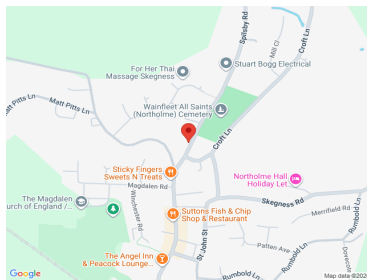
GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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