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Harvest Barn, Spilsby Road, Wainfleet All Saints, PE24 4LN

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Offers Over £350,000

When it comes to property it must be lovelle

Offers Over £350,000

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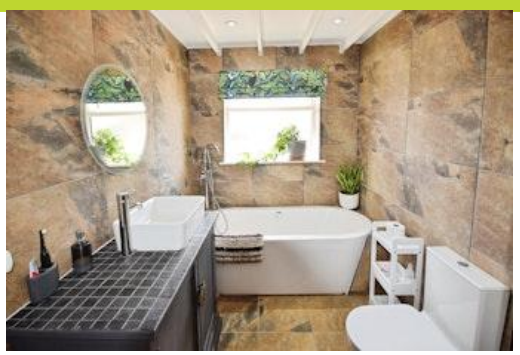
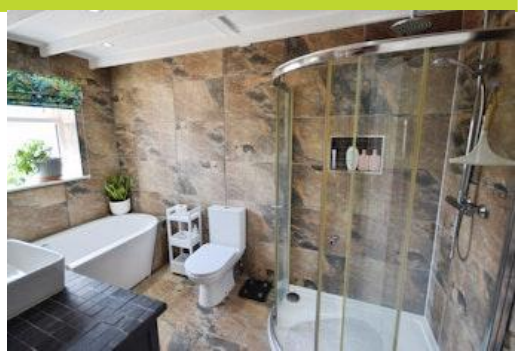
Key Features

- Modern & Well Presented Throughout
- Four Bedroom Barn Conversion Versatile Living Space
- Vaulted & Beamed Lounge with Focal Burner/Inglenook
- Stylish Modern Bathroom & Kitchen/Diner
- Good Sized Garden, Open Field Views
- Popular Historic Market Town Location with a good Range of Amenities Including Train Station
- Great for East Coast Resort of Skegness & Award Winning Beaches & Attractions
- EPC rating E
- Tenure: Freehold

Fabulous OPEN FIELD VIEWS! This well-presented barn conversion is located in the popular and historic market town of Wainfleet All Saints, Lincolnshire. Offering a versatile layout, this substantial bungalow provides four generously proportioned bedrooms, making it suitable for a range of prospective buyers seeking comfortable and flexible living accommodation. The property benefits from modern presentation throughout, displaying careful attention to both aesthetic and practical detail. The heart of the home is a spacious vaulted and beamed lounge, featuring a striking focal burner set within an inglenook, creating an inviting atmosphere for relaxation and entertaining. The stylishly re-fitted kitchen and dining area provide ample workspace and storage while fostering a sociable environment ideal for family gatherings or formal occasions. The modern bathroom offers contemporary fixtures and fittings, complementing the overall modern theme of the interior. LPGas fired heating ensures warmth and efficiency throughout the year. Good size garden with driveway for several cars plus LARGE WORKSHOP/GARDEN ROOM!. Wainfleet All Saints is a quaint historic market town, noted for its character and wide array of local amenities. Residents benefit from the convenience of a nearby train station, simplifying travel and commuting. The area is particularly well placed for access to the renowned East Coast resort of Skegness, along with its award-winning beaches and diverse attractions. This great location makes it a compelling option for those seeking both a peaceful residential setting and easy access to the coast and regional facilities.

Entrance Hall

Entered via a double glazed door with opaque inset and side panels, two windows to the side allowing for natural light, three radiators, loft access, cupboard housing the central heating boiler, fuse box, feature engineered wood flooring, spotlights, leading to bedrooms 1,3, 2, bathroom and bedroom 4 then leading to utility, kitchen and lounge.

Bedroom One

4.47m x 3.2m (14'8" x 10'6")

With UPVC double glazed floor to ceiling window to the rear plus further plus further UPVC window to the rear and plus UPVC double glazed window in the gable end allowing a good amount of natural light, feature vaulted ceiling with exposed beams, radiator, fitted cupboards to high level eaves storage.

Bedroom Three

3.23m x 3.05m (10'7" x 10'0")

With UPVC double glazed window to the front aspect, radiator, fitted cupboard.

Bedroom Two

4.45m x 3.32m (14'7" x 10'11")

With UPVC double glazed window to the side aspect radiator, exposed ceiling beams, radiator, laminate flooring, spotlights.

Family Bathroom

Modern four piece bathroom, UPVC double glazed opaque window, chrome ladder style radiator, large quadrant shower cubicle, bath with mixer tap and accompanying shower attachment mixers, mounted wash hand basin with useful vanity storage unit below, low level WC, tiled floor and walls, beam ceiling and ceiling spotlights.

Bedroom Four

3m x 2.95m (9'10" x 9'8")

With UPVC double glazed window, radiator, beamed ceiling feature.

Utility Room
1.83m x 1.78m (6'0" x 5'10")
With fitted cupboard with space and plumbing inside for a washing machine and tumble dryer, work top space, base and wall units, tiled flooring, door to;

WC
With pedestal wash hand basin, low level WC, sky light double glazed style window, loft access, tiled flooring.

Kitchen/Diner
4.42m x 3.05m (14'6" x 10'0")
With dual aspect UPVC double glazed windows, UPVC double glazed stable door to garden. The kitchen area comprises a good range of fitted base, wall and drawer units, inset ceramic one and half bowl sink with mixer taps over, integrated electric double oven and halogen hob with stainless steel extractor fan over, integrated dishwasher, space for dining table, engineered wood flooring, glazed French doors to;

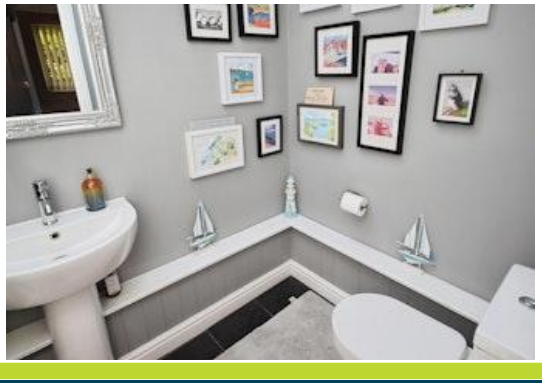
Lounge
5.05m x 4.42m (16'7" x 14'6")
With UPVC double glazed French doors to the rear garden, two radiators, practical focal multi-fuel burner set within an Inglenook style impressive brick fireplace, engineered wood flooring, spotlights, beams to vaulted ceiling and two UPVC double glazed windows looking into the garden.

Outside
The property is approached via a five bar wooden gate opening to a gravelled parking area for several cars perfect for multi vehicular households. The rest of the garden is mainly laid to lawn with trees, plants and shrubs and patio seating area. A great feature of the property is a raised decked seating area with metal framed pergola, to really enjoy the views over open farmland to the rear. Two storage sheds, LP Gas tank. There is also a large;

Workshop/Garden Room
5.8m x 2.9m (19'0" x 9'6")
Of timber construction with insulation, two windows, UPVC French doors, power and light.

Services
The property has LPG gas central heating, mains water, sewerage and electricity. There is lapsed planning on the property ref is S/194/00482/23. 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

From Skegness take the A52 south towards Boston for approximately 4 miles. Where signposted turn right into Wainfleet on Skegness Road. Continue on Skegness Road until you get to the junction with the Market Place on your right hand side. Turn right and continue past the cemetery and the property will be located on the left hand side.

Material Information Link

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https://moverly.com/sale/HccYcYfM5ZHmw7s362dUep/view

Material Information Data

Tenure: Freehold
Council tax band: C
EPC rating: E
Detached bungalow, standard brick and block construction
4 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft: insulated, accessed by step ladder through loft door
Outside areas: Rear Garden
No spray foam insulation
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
LPgas central heating
Heating features: Double glazing and wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Gated, Driveway, and Private

Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
Tree preservation order none
No environmental risks recorded
No specialist issues recorded
Flooding; The property was subject to flooding in 2019 due to extraordinarily heavy rainfall, impacted by localised issues which should not happen again. The homeowners have had no problem obtaining normal buildings & content insurance, potential buyers are advised to do their own research into the event
Onward chain: no

Title Register Restrictions

There is a standard legal restriction which means that if only one of the owners tries to sell the property, they may need a court order or a second person to join in the sale. This is a common way to protect the interests of everyone who has a stake in the property.
Under a 1988 agreement, the owner of the neighbouring land to the north-west has the right to build or change structures on their land even if it blocks the light or air to Harvest Barn. This means the owner of Harvest Barn cannot claim a 'right to light' to stop the neighbour from building.

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

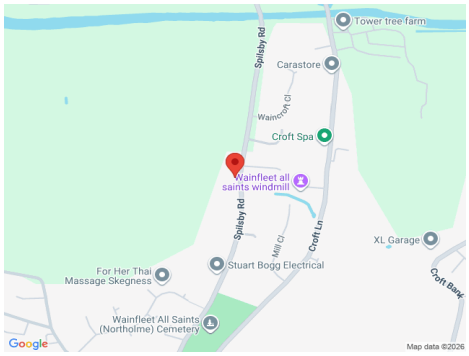
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

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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it must be
lovelle

01754 769769
skegness@lovelle.co.uk

The Property Ombudsman