

Buy. Sell. Rent. Let.



Lymdale, Croft Lane, Croft, PE24 4PF



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£215,000

When it comes to
property it must be


lovelle



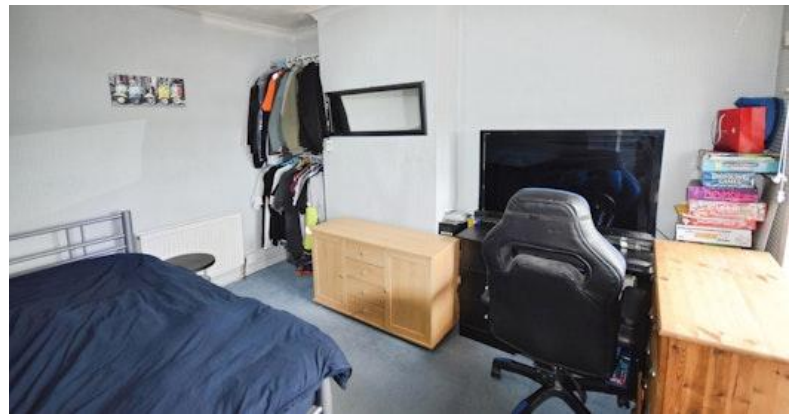
£215,000

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Key Features

- Extended Semi Detached
- NO ONWARD CHAIN
- Bathroom and Ensuite to Master
- Three Bedrooms

- Good Sized Rear Garden
- Oil Fired Central Heating
- EPC rating E
- Tenure: Freehold





NO ONWARD CHAIN! Deceptively spacious with open views and large garden with annexe lodge in the garden! Fantastic country lane position and fabulous open country views but also within 1.5 miles of the small Market Town of Wainfleet and there is a pub less than 200 metres away! The best of both worlds; quiet countryside position but still having amenities nearby! Extended semi-detached house with accommodation comprising; lounge with open fire and bay window, good size kitchen-diner, bathroom and two bedrooms to the first floor, large master bedroom with en-suite to the second floor with oil central heating and UPVC double glazing. There is a long rear garden (approx. 75 metres) and at the bottom is located a self-contained 1-bedroom lodge, ideal as annexe accommodation, office space/working from home, hobbies space or simply a country retreat of your own to enjoy! Wainfleet is a 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.

Entrance Hall

With UPVC double glazed entrance door, inset spotlighting, electric fuse box, stairs to first floor, door to;

Lounge

4.55m x 4.06m (14'11" x 13'4")

(maximum dimensions) With UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect, double central heating radiator, feature open fire on a slate hearth, wall light points, door to;

Kitchen/Diner

4.45m x 3.51m (14'7" x 11'6")

With coving to ceiling, UPVC double glazed door to the rear garden, UPVC double glazed window to the side aspect with a UPVC double glazed door to the rear aspect, double radiator, plumbing for automatic washing machine, with work surfaces over and tiled walls, a range of matching fitted kitchen units including base cupboards and drawers with matching eye level units integrated electric oven, integrated LPG gas hob, space for tumble dryer and space for under counter fridge, granite 1 and 1/2 bowl sink.

Stairs and First Floor Landing

With radiator, coving to ceiling, inset spotlights, UPVC double glazed window to the side aspect, deep storage cupboard, stairs to the second floor, doors to;

Bedroom Two

3.63m x 3.1m (11'11" x 10'2")

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

Bedroom Three

3.56m x 2.64m (11'8" x 8'8")

With UPVC double glazed window to the rear aspect, double radiator, textured and coving to the ceiling.

Bathroom

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

With UPVC double glazed opaque window to the rear aspect, part tiled walls, double central heating radiator, low level WC, wash hand basin inset to vanity unit, modern freestanding bath with mixer tap/shower attachment, spotlights, extractor fan.

Second Floor Landing

Stairs lead to door opening to;

Master Suite

4.5m x 3.76m (14'10" x 12'4")

(with sloping ceilings and maximum dimensions). With Velux roof window, double radiator, telephone point, access to roof space, spotlights, fitted bedroom furniture comprising four deep mirror fronted wardrobes with shelving and hanging, with further storage space behind. Door to;

En-suite

Having a tiled floor, central heating radiator, vanity wash hand basin, Velux roof window, low level WC, shower cubicle, spotlight over and extractor fan.

Outside

To the front of the property is laid to gravel along with block paved driveway providing off road parking for several cars. To the rear of the property is a good size garden, laid to lawn, with a paved area along with a decked area with fishpond and feature waterfall and with outside lighting, large timber storage shed and external central heating oil boiler and oil tank. It should also be noted that the property has views of fields and farm land to the front elevation along with fields to the rear elevation. At the bottom of the garden is a lodge/annex. which is plumbed in and connected to the mains, comprising; kitchen, bathroom, lounge and bedroom.

Lodge/Annex

Plumbed in and connected to the mains, comprising; kitchen, bathroom, lounge and bedroom.

Services

The property has mains water, private sewerage to septic tank, oil heating and electricity. 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

Located on a country lane between the small rural village of Croft and the historic Market Town of Wainfleet, so you get a great semi-rural position but are also only 1.6 miles from the Market Place, shops and services in Wainfleet.

Directions

From Skegness take the main A52 to the Boston Road, follow this road for approximately 3 miles tuning right into Church Lane and then left into Croft Road (opposite Ramco) follow the road until you get to junctions, then turn right onto Croft Lane follow this road and the property is situated on the right before you get to the Chequers.

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/4SdZtTHjDzjMEJvgQAtAqj/view>

Material Information Data

Tenure: Freehold
Council tax band: B
EPC rating: E
Semi-detached house, standard brick and block construction
Accessibility adaptations: None
Loft: insulated and un-boarded, accessed by Loft hatch in master bedroom
Outside areas: Front garden and Rear garden
No spray foam insulation
Mains electricity
Mains water
Foul drainage: Septic tank
No mains surface water drainage
Oil central heating
Heating features: Double glazing and open fire
Broadband: ADSL copper wire
Mobile coverage: O2 good, Vodafone good, Three good, EE ok
Parking: Driveway and On Street
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
Long-term flood risk: yes – River and sea flooding risk: High; Surface water flooding risk: Very Low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely
No specialist issues recorded
Onward Chain; No

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

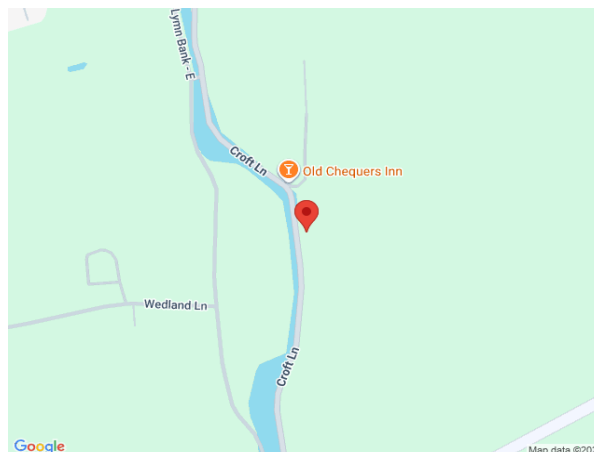
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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.



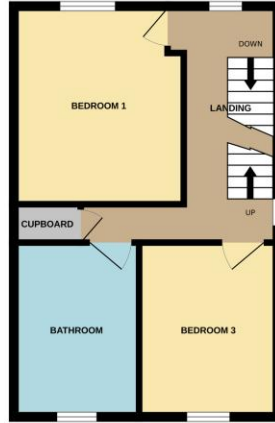
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR
194 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.2 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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