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15 Sycamore Close, Croft, PE24 4SX



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£260,000

When it comes to
property it must be


lovelle



£260,000

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Key Features

- Detached Bungalow in Pleasant Cul-de-sac Location
- Two Double Bedrooms
- Wrought Iron Gates to Driveway
- Gardens Front and Back
- Shower Room & Additional WC
- Kitchen/Diner
- EPC rating D
- Tenure: Freehold





This detached bungalow, situated in Croft, presents a refined opportunity for those seeking a well-maintained residence in a desirable semi-rural setting. Offering two double bedrooms and two distinct public rooms, the property is designed to provide both comfort and practicality. Notably, the accommodation includes a kitchen-diner, ideal for modern living requirements. The interiors are supported by oil fired heating, ensuring year-round comfort regardless of external conditions. A highlight of this immaculate bungalow is its attractive landscaped gardens, which are not overlooked, offering a sense of privacy and a peaceful environment for relaxation or outdoor gatherings. Further enhancing the practicality of the property, there is a large utility room, and a versatile dining room that offers potential for use as a third bedroom, according to individual needs. The shower room is complemented by an additional WC, which adds flexibility for residents and guests. The driveway provides convenient off-street parking to the front of the property. The residence is thoughtfully presented throughout, reflecting a commitment to maintenance and care. Croft in Lincolnshire is a village that benefits from a tranquil rural atmosphere, while remaining within reach of essential amenities. The area is characterised by its open spaces and a welcoming community, providing an appealing setting for a range of lifestyles. The picturesque surroundings contribute to the overall appeal, making Croft a sought-after choice for those wishing to enjoy Lincolnshire's countryside.

Hall

Entered via a composite front door, with radiator, spotlights, two cupboards, loft access, (boarded and light), doors to;

WC

2.04m x 0.88m (6'8" x 2'11")

With UPVC window to the rear aspect, radiator, tiled floor, low level WC, wash hand basin inset to vanity unit, half tiled walls.

Shower Room

3.34m x 1.95m (11'0" x 6'5")

With UPVC window to the rear aspect, tiled floor and walls, low level WC, wash hand basin inset to vanity unit, large shower cubicle, ladder style radiator, spotlights.

Bedroom One

3.63m x 2.94m (11'11" x 9'7")

With UPVC window to the front aspect, radiator, fitted wardrobe, spotlights.

Bedroom Two

3.38m x 2.94m (11'1" x 9'7")

With UPVC window to the rear aspect, radiator, fitted wardrobes, spotlights.

Lounge

5.16m x 3.43m (16'11" x 11'4")

With UPVC bow window to the front aspect, radiator, wall lights.

Bedroom Three/Dining Room

3.38m x 2.19m (11'1" x 7'2")

With door from the hall, UPVC window to the rear aspect, radiator, currently with open arch to kitchen so could be blocked in, to create a third bedroom.

Kitchen/Diner

4.51m x 3.41m (14'10" x 11'2")

With UPVC window and door to the rear aspect, radiator, tiled floor, fitted with a range of base and wall cupboards, with worktops over, stainless steel sink, integrated Neff halogen hob, Neff extractor over, integrated Neff oven, integrated Neff combi microwave and grill, integrated dishwasher, fitted breakfast bar, ceiling light fan, spotlights, door to;

Utility Room

5.1m x 2.52m (16'8" x 8'4")

Very large room (formerly the garage) with UPVC patio doors to the front aspect, tiled floor, UPVC door to the side aspect, radiator, fitted with base and wall cupboards with worktops over, stainless steel sink, space for washing machine, space for three further under counter appliances, spotlights, loft access (boarded and light).

Outside

Attractive gardens to the front and rear laid to gravel and patios, plants and shrubs. Enclosed by walling and wrought iron railing and fencing. Double gates open to driveway. In the agent's opinion the rear garden offers a good level of privacy as it is not over looked.

Services

The property has oil central heating, mains water, sewerage 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

Croft is a small village location four miles from Skegness and two miles from the Market Town of Wainfleet. It has a pretty church and surrounded by arable and pasture land.

Directions

From Skegness take the A52 south towards Boston for approximately 4 miles. Take the right turn signposted Croft follow this road until you enter the village where the turning for Sycamore Close can be found on the right, follow the road and the property will be found towards the bottom on the lefthand side marked by our sale board.

Material Information Data

Council tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil Central heating





Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - Good, Three - Great, EE - Great
Parking: Driveway and Garage
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: D

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.lovell.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

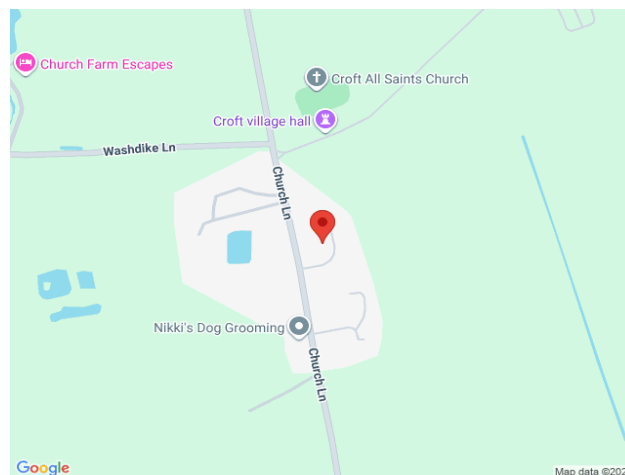
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

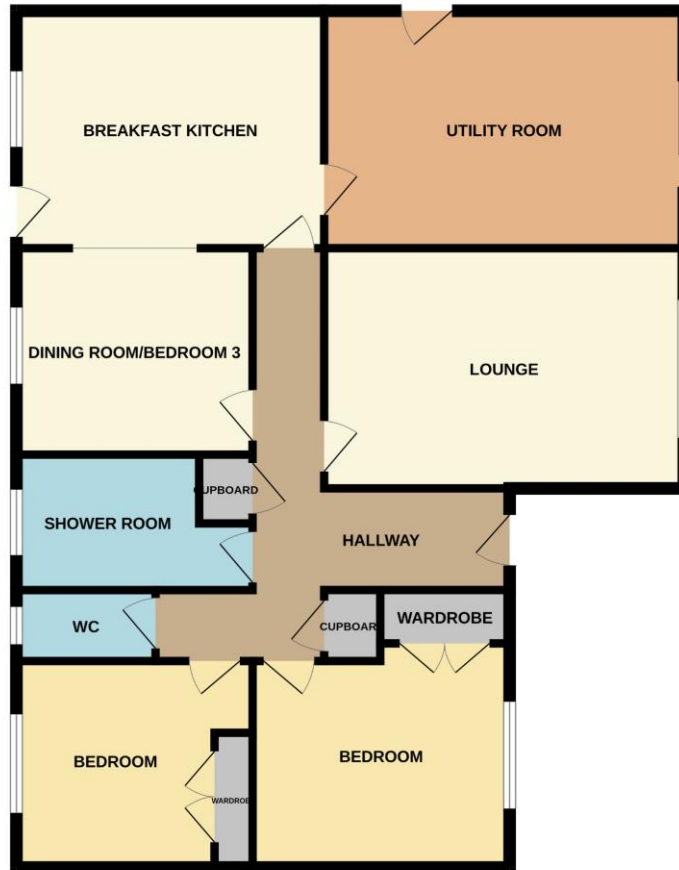
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Anti Money Laundering Regulations

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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