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.

BON APPÉTIT

Love

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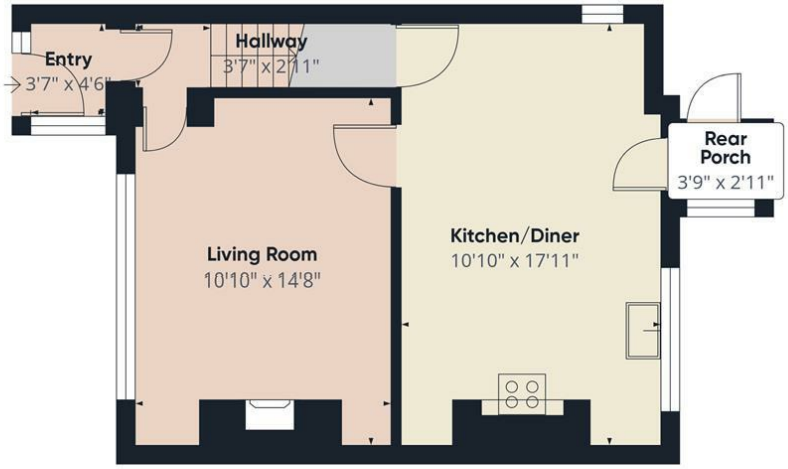
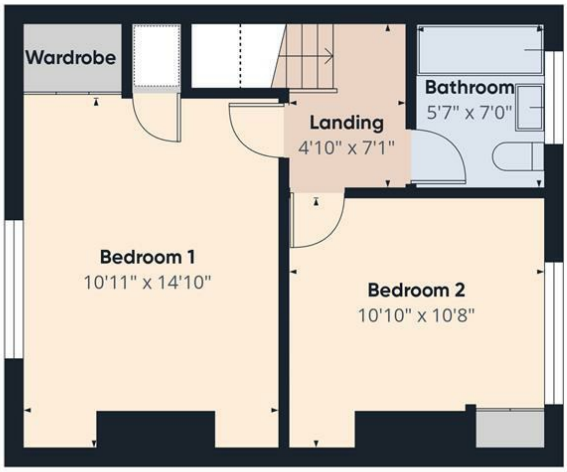


Floor 0



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.

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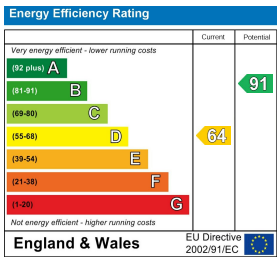
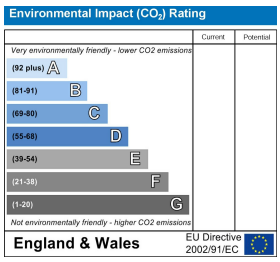
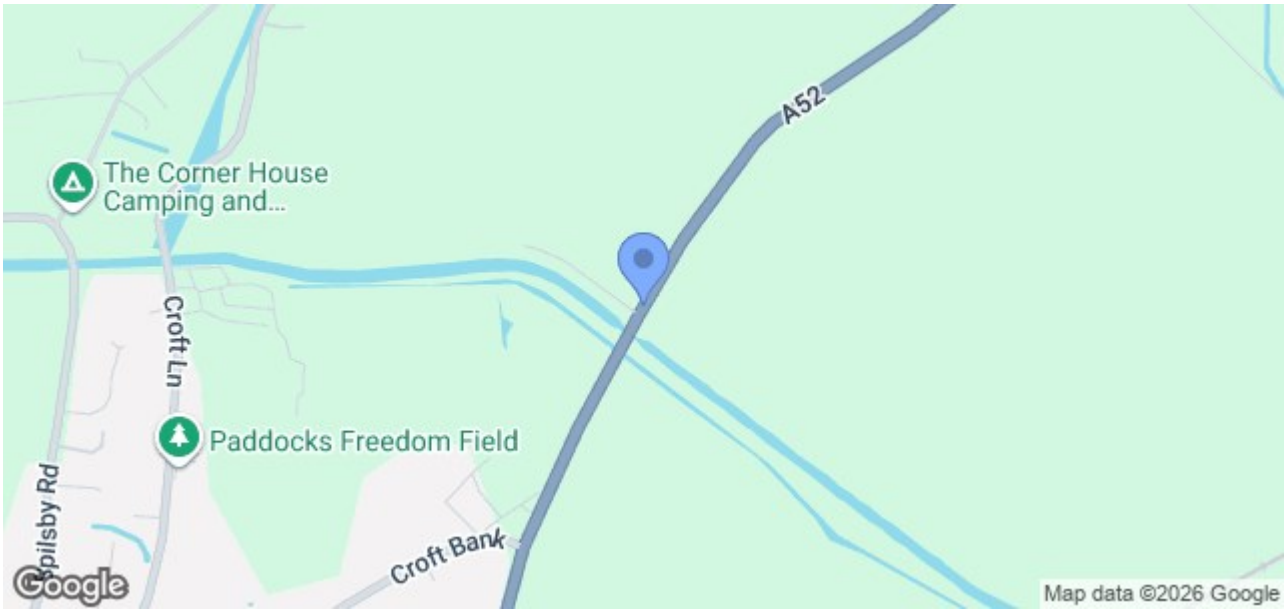
Directions

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