

Buy. Sell. Rent. Let.



Toyland, Fendike Bank, Thorpe Fendykes, PE24 4QH



Offers in excess £210,000

When it comes to
property it must be


lovelle



Offers in excess of £210,000



- Key Features**
- Open Field Views
 - 1/4 of an Acre Plot
 - Country Lane Position
 - No Immediate Neighbours

- Generous Size Bungalow
- Double Garage & Driveway
- EPC rating F
- Tenure: Freehold





NO ONWARD CHAIN! Fantastic open views, good size bungalow located on a quiet country lane with no immediate neighbours! Located on a generous plot measuring approximately 0.25 acres this extended detached bungalow has three bedrooms and two bathrooms, utility room, large open plan kitchen with central island and views over the rear gardens, dining/living room with log burner and beautiful conservatory off. There is also a generous lounge with multi fuel burner. The property has UPVC double glazing and LPG bottled gas central heating. Fantastic sized plot with parking for numerous cars and double garage. The rear garden is landscaped with features including raised decked seating area, summer house with covered entertainment area, fish pond with pergola, lawns and patio, veg plots and greenhouse plus numerous useful sheds.

Hall

Entered via UPVC front door, with loft access (with ladder), storage cupboard, radiator, doors to;

Bedroom One

4.037m x 2.731m to wardrobes

UPVC window to the front aspect, radiator, fitted wardrobes.

Bedroom Two

3.080m x 2.963m

UPVC window to the front aspect, radiator, fitted wardrobes.

Bedroom Three

3.530m x 2.232m

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

Shower Room

2.704m x 1.345m

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

Bathroom

UPVC window to the rear aspect, low level wc, wash hand basin inset into vanity unit, bath with mixer tap/shower attachment, tiled walls and floor, radiator, spotlights.

Kitchen

6.89m x 3.1 + 2.83m x 2.24m

UPVC window to the rear aspect, fitted base and wall cupboards, central island with integral breakfast bar, American style fridge-freezer, space for dishwasher, range style cooker, extractor hood over, stainless steel sink, tiled floor, log burner, door to utility room, door to lounge, open to conservatory and;

Living/Dining Room

4.33m x 3.637m

UPVC window to the front aspect, tiled floor, radiator.

Conservatory

3.573m x 2.618m

Of brick and UPVC construction with tiled floor and radiator.

Lounge

4.6m x 4.36m

UPVC window to the front aspect, multi fuel burner with brick surround, radiator, laminate flooring.

Utility Room

UPVC windows and door to the rear garden, tiled floor, space for washing machine and tumbler.

Outside

To the front of the property is a double width concrete drive leading to the double garage. The rest of the frontage is laid to gravel. There is gated access to the side of the garage and the other side of the bungalow leading to the rear garden which is landscaped to a variety of areas including; raised decked seating area, patio and lawn, summerhouse with covered seating area off with brick BBQ, fishpond with pergola, veg plots and greenhouse, various useful sheds, enclosed by fencing and hedging. The property enjoys no immediate neighbours and open field views to the front, side and rear aspects.

Services

LPG Gas central heating, private sewerage, mains water and electric. 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

Beautiful country lane position with open field views and no immediate neighbours. Located four miles from the Market Town of Wainfleet which has local shops, primary school, train station, six miles from the Market Town of Spilsby and eight miles from the coastal town of Skegness.

Directions

From our office head south on Roman Bank A52. Turn left at The Ship traffic lights onto Burgh Road/A158 and follow out of town. Turn left at the round about signposted Burgh le Marsh onto Skegness Road. Go through Burgh past the market place and church and turn left onto Wainfleet Road. Follow this road and at the end turn left onto the B1195 and then turn almost immediately right onto Lymn Bank. Follow this road, over the level crossing, over the bridge over the River Steeping and the road continues into Fendike Bank. Keep going and the property will be found on the left hand side with the old Methodist Chapel next door.

Material Information

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: part cavity wall construction and part timber frame.

Energy Performance rating: F

Electricity supply: Mains electricity

Solar Panels: no

Other electricity sources: No

Water supply: Mains water supply





Sewerage: Private

Heating: LPG-powered central heating is installed.

Heating features: Double glazing

Broadband: standard, max 5MB download, 1MB upload, superfast and ultrafast unavailable

Mobile coverage: O2 - OK, Vodafone - Good, Three - Great, EE - OK

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: 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.

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

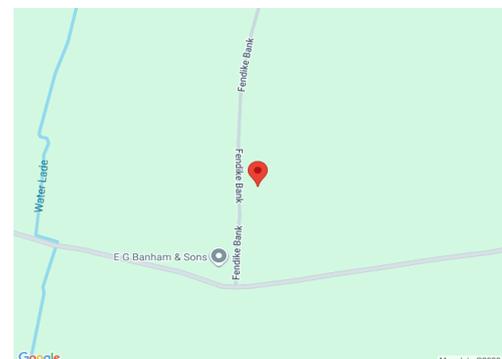
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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