

Buy. Sell. Rent. Let.



## The Cottage, Church Lane, Croft, PE24 4RS



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£155,500

When it comes to  
property it must be

  
**lovelle**



£155,500



### Key Features

- Semi Detached Cottage
- Two Bedrooms
- Long Driveway
- EPC rating F
- Tenure: Freehold





Two Bedroom Cottage. Located in a small semi-rural village on the outskirts of Skegness, this two-bedroom cottage consists of a downstairs bathroom, kitchen, dining room open onto the lounge with stairs leading to the two upstairs bedrooms. This provides a straightforward layout with scope for improvement. Outside, there is a long rear garden and a storage shed. Situated within reach of town amenities while retaining a village setting, the property may suit buyers seeking a renovation project or investment opportunity.

### Entrance

Entered via a UPVC front door to side.

### Hallway

With stairs to first floor, doors to;

### Bathroom

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

### Kitchen

With UPVC window to the rear aspect, fitted with range of base and wall cupboards with worktops over, inset stainless steel sink, space for washing machine, inset gas cooker, radiator.

### Dining/Lounge

With UPVC windows to the front and side aspects, step down into the lounge area, with radiator, log burner in brick built hearth and surround, fitted cupboard in fireplace recess, door to the understairs cupboard housing the boiler and gas boiler for heating and cooker.

### Landing

Doors to;

### Bedroom One

With UPVC window to the rear aspect, radiator.

### Bedroom Two

With UPVC windows to the front and side aspects, radiator.

### Outside

The front has a concrete drive leading to a gravel area. The rear garden is a long plot with patio area, large shed and enclosed by fencing.

### Services

The property has mains water, sewerage and electricity and LPG gas heating. 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 pastureland.

## 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 property will be found on the left hand side marked by our board.

## 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/RF11zY1mhL5oT88b2Gmx7Q/view>

## Material Information Data

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: F

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: LPG-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway, Off Street, Rear, and Private

Building safety issues: Yes

Building safety - defects or hazards: None.

Building safety - work done: None

Building safety - work required be done: None

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area:

## 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

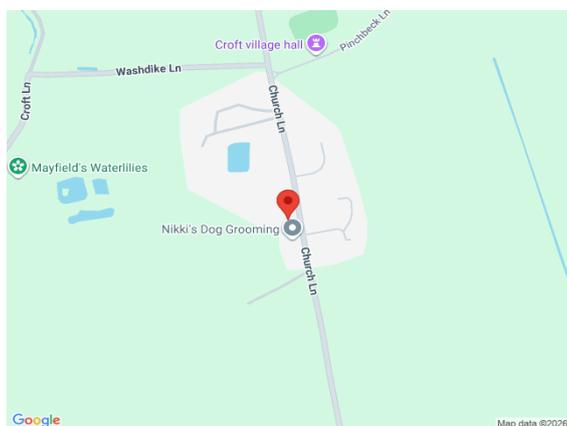
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

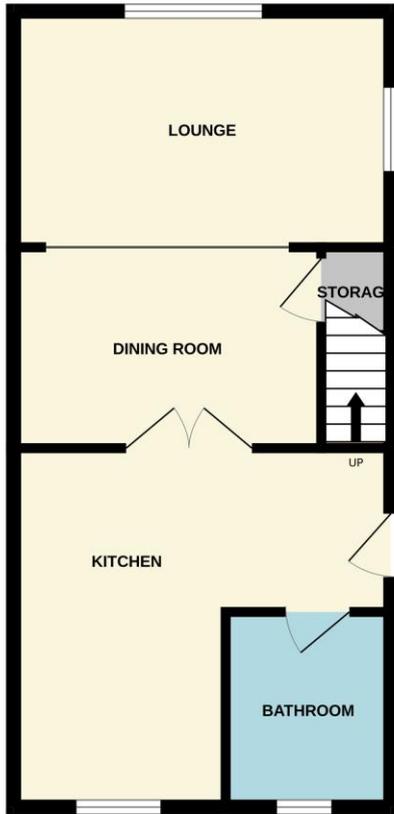
## Anti-Money Laundering Regulations

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.

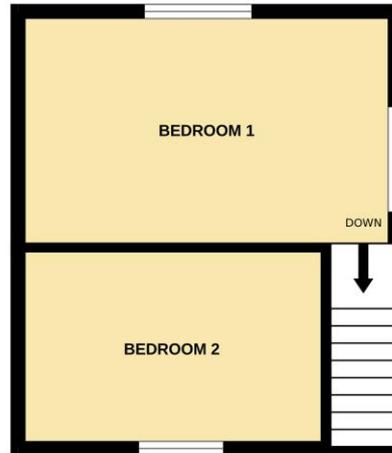


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	24 F	
1-20	G		

GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 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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