

Buy. Sell. Rent. Let.



Farmers Folly, Croft Lane, PE24 4PF



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£285,000

When it comes to
property it must be


lovelle



£285,000



Key Features

- NO ONWARD CHAIN
- Deceptively Spacious Bungalow
- No Immediate Neighbours
- 1/3 of an Acre Plot

- Open Views
- Driveway and Garage
- EPC rating TBC
- Tenure: Freehold





Wow, fantastic country lane position with no immediate neighbours and fabulous open country views but also within 2 miles of the small Market Town of Wainfleet and there is a pub less than 350 metres away! This deceptively spacious bungalow offers; conservatory, lounge-diner, kitchen-diner, four-piece bathroom and further separate wc and three double bedrooms. Situated on a good size plot (approximately 1/3 of an acre) with waterway running along one side offering an attractive view and great opportunity for wildlife with views all around of open countryside. There is a driveway for several cars plus timber garage and sheds. Wainfleet offers 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.

Conservatory

5.59m x 2.12m (18'4" x 7'0")

Entered via a glazed door, of brick and glazed construction, patio doors to lounge, door to;

Hall

With electric heater, cupboards housing water tank, loft access,

Lounge

6m x 3.92m (19'8" x 12'11")

With two UPVC windows, electric storage heaters, electric fire with brick surround.

Bedroom One

5.29m x 3.92m (17'5" x 12'11")

With UPVC windows to the side and rear aspect, electric storage heater.

Bedroom Two

4.98m x 2.93m (16'4" x 9'7")

With UPVC windows to the side and rear aspect, electric storage heater, fitted wardrobe.

Bedroom Three

3.61m x 2.41m (11'10" x 7'11")

With UPVC window to the side aspect, electric storage heater.

Bathroom

3.62m x 1.78m (11'11" x 5'10")

With UPVC window to the side aspect, shower cubicle and pedestal wash hand basin, low level WC.

Kitchen

3.92m x 3.62m (12'11" x 11'11")

With UPVC window to the rear aspect, fitted with range of base and wall cupboards with worktops over, stainless steel sink, integrated electric oven and hob, extractor fan over, space for fridge freezer, electric storage heater, space and plumbing for washing machine, space for under unit fridge, door to;

Rear Porch

Door to the side garden, space for freezer, door to;

WC

With UPVC window, low level WC.

Outside

With gravelled drive with space for three cars and adjacent to detached timber garage, two sheds, garden to all sides and laid to lawn with established trees, plants, shrubs, flower borders, enclosed by hedging. The waterway runs along side the property, with no near neighbours and open field views.

Services

The property has mains water, private sewerage to septic tank 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

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

Directions

From Skegness take the A52 south towards Boston for approximately 4 miles. Take the right turn signposted Croft. Take the next turn left and follow the road to the end. At the T junction, turn right and follow the road pass the Chequers Pub and the property will be found on the left-hand side on a sharp right hand bend marked by our for sale 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/FZTjs7yscDmkLoKmocjzUh/view>

Material Information Data

Tenure: Freehold

Council tax band: C

EPC rating: Survey Instructed

Detached bungalow, standard brick and block construction

3 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None



Loft: insulated & unboarded, accessed through a loft hatch in the hallway
Outside areas: Front garden, Rear garden and Side garden
No spray foam insulation
Mains; electricity
Mains; water
Foul drainage: Septic tank
No mains surface water drainage
Heating: Room heaters only
Heating features: Double glazing
Broadband: ADSL copper wire
Mobile coverage: O2 good, Vodafone ok, Three good, EE good
Parking: Driveway, Garage, Off Street, Gated, and Private
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: No
Groundwater flooding risk: Unlikely
No specialist issues recorded
Onward Chain; No

Title Register Restrictions

Title register restrictions (LL227593):

The property must only be used as a private home. No business, trade, or professional activities are allowed to be carried out on the land.

There is a rule (known as a restriction) stating that if the property is sold, at least two people or a trust company must be involved in the sale to handle the money. This is a common legal setup for joint owners to ensure everyone's interests are protected.

The current owner has made a formal promise (an indemnity covenant) to follow the rules mentioned in the property records and to protect the previous owner from any future claims regarding those rules.

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

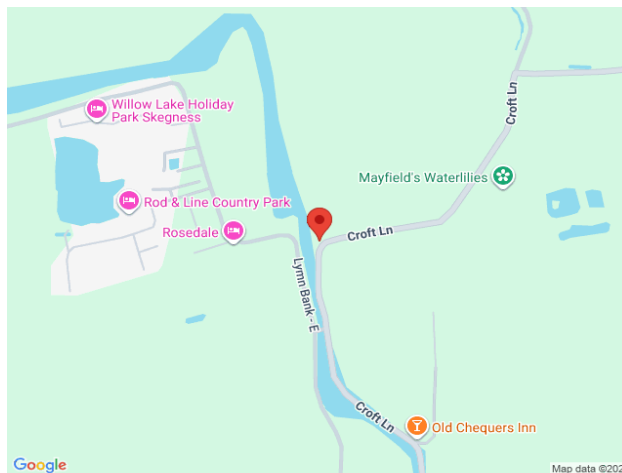
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

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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lovelle

01754 769769

skeness@lovelle.co.uk

