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Little Deene, Vicarage Lane, Wainfleet St Mary, PE24 4JJ



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Offers in excess of £735,000

When it comes to  
property it must be

  
lovelle

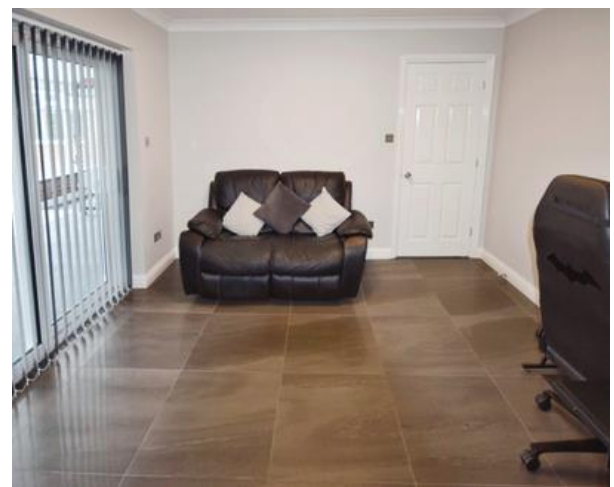


Offers in excess of £735,000



### Key Features

- Immaculate Throughout
- Indoor Swimming Pool
- Large Plot - Just Under 1/2 an Acre
- Self Contained Annexe Accommodation
- Market Town Location
- Generous Gravelled Frontage - Parking for 8 Cars+
- EPC rating D
- Tenure: Freehold





WOW! Stunning, modernised large family home with ANNEXE & large INDOOR SWIMMING POOL! LARGE PLOT (just under half an acre) with LARGE GRAVELLED PARKING AREA! Beautiful leafy street on the edge of well served Market Town! This versatile and beautifully presented home has been upgraded throughout including new kitchen and bathrooms, new soffits, facias and guttering (2022), outside power points and electric car charger, new oil central heating boiler and digital thermostat (2022), new modern decor, Hilarys fitted blinds, upgraded electrics including new consumer unit (2022), bespoke Neville Johnson oak and glass staircase, landscaped garden with large patio, firepit seating area and covered pergola. This marvellous home offers five bedrooms (with family shower room and two en-suites) with lounge, dining room, breakfast kitchen, downstairs wc, study/snug, conservatory plus the large indoor pool with its own shower room and wc. The attached annexe is accessed from the snug and comprises of kitchen, shower room, double bedroom and lounge. In the agent's opinion this offers a great solution for people needing multi generational living or simply extra reception space for hobbies or working from home or ground floor living accommodation! Wainfleet is a well served Market Town only 5 miles from the golden sandy beaches of Skegness. Amenities include pubs, shops, mini supermarket, primary school, train station, bus services, take-aways and regular markets.

### Entrance Hall

Entered via composite door with Neville Johnson oak and glass staircase to the first floor, two storage cupboards, tiled floor, doors to lounge and;

### Dining Room

3.53m x 3.63m (11'7" x 11'11")

With tiled floor with door to;

### Kitchen

3.58m x 5.11m (11'8" x 16'10")

Beautifully re-fitted with grey units and an integral breakfast bar for informal dining, inset glass sink (with filtered water), large electric range style cooker with extractor hood over, space for under unit fridge, non-slip tiled flooring, door to;

### Inner Hall

With cupboard housing the hot water tank, door to the conservatory, snug/study and;

### WC

With low level wc and wash hand basin.

### Conservatory

2.75m x 8.52m (9'0" x 28'0")

Beautiful room looking onto the lovely rear garden with patio doors onto the garden, pool room, lounge and the snug/study. Currently used as a gym but a wonderfully versatile room that flows and connects different rooms of the house beautifully.

### Snug/Study

3.20m x 3.28m (10'6" x 10'10")

With door leading through to the annexe kitchen and patio doors to the conservatory and tiled floor. Currently used as a snug and study.

### Lounge

3.61m x 6.65m (11'10" x 21'10")

With tiled flooring, patio doors to the conservatory, door to main entrance hall.

### Swimming Pool Room

5.44m x 12.45m (17'10" x 40'10")

With patio doors and windows looking into the rear garden, tiled floor, seating area, de-humidifier, heated swimming pool 9.5m x 3.63m (31.1' x 11.9') and 5'6" at the deep end. New retractable pool cover (2022). Door opens to;

### Plant/Shower Room

1.63m x 1.83m (5'4" x 6'0")

With shower enclosure, door to a wc and door to a plant room containing the oil central heating boiler which heats the house, annexe and pool.

### First Floor Landing

With access to the loft (drop down ladder, some boarding, ideal for storage), doors to;

### Bedroom One

3.60m x 3.60m (11'10" x 11'10")

(measurements to wardrobes) With UPVC window to the front aspect and a full wall of fitted wardrobes, door to;

### En Suite Shower Room

1.73m x 2.27m (5'8" x 7'5")

(maximum dimensions) Beautifully re-fitted with shower enclosure, WC and wash hand basin plus fitted vanity and storage, granite surfaces over vanity, plus mirror with light.

### Bedroom Two

5.14m x 3.30m (16'11" x 10'10")

(reducing to 3.57m) With UPVC window to the rear aspect and door to;

### En Suite

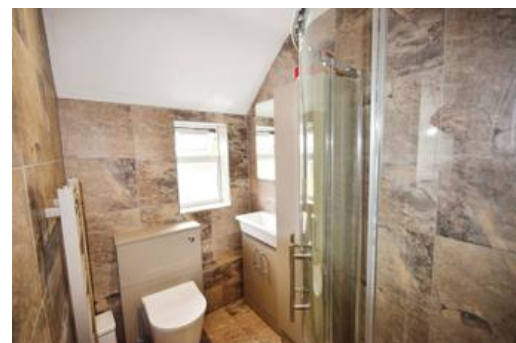
1.68m x 2.26m (5'6" x 7'5")

Beautifully re-fitted with shower enclosure, wc and wash hand basin plus fitted vanity and storage plus mirror with light and Bluetooth.

### Bedroom Three

3.56m x 3.63m (11'8" x 11'11")

Double bedroom with UPVC window to the rear aspect.





### Bedroom Four

2.97m x 3.63m (9'8" x 11'11")

Double bedroom with UPVC window to the rear aspect.

### Bedroom Five

2.98m x 2.28m (9'10" x 7'6")

Single bedroom with UPVC window to the front aspect. Ideal child's bedroom or study or as currently used, a dressing room.

### Family Shower Room

2.25m x 2.76m (7'5" x 9'1")

(maximum dimensions) In keeping with the rest of the house this re-fitted shower room offers a modern suite of large shower enclosure, low level wc and wash hand basin with vanity and fitted storage with granite surfaces.

### Annexe

Although currently used as annexe accommodation the layout allows for the kitchen to be used as a utility room and the bedroom and lounge could just be further reception rooms for the main house if an annexe was not required.

### Annexe Kitchen

2.57m x 3.94m (8'5" x 12'11")

Accessed from the snug/study with door opening into the carport on the side of the house, door to the annexe hall (with doors into the bedroom and shower room) and lounge. Fitted with base and wall cupboards, freestanding electric cooker, inset stainless steel sink, space and plumbing for washing machine, space for large American style fridge-freezer.

### Annexe Lounge

3.94m x 3.94m (12'11" x 12'11")

With patio doors opening to the rear garden.

### Bedroom One

2.99m x 3.94m (9'10" x 12'11")

Double bedroom with UPVC window to the front aspect.

## Shower Room

1.42m x 2.87m (4'8" x 9'5")

Fitted with a modern suite comprising shower enclosure, low level wc and wash hand basin with vanity and fitted storage units, mirror with light and Bluetooth.

## Outside

To the front is a large gravelled car parking area with plenty of space to easily park numerous cars plus maneuverer without blocking anyone in. Outside lighting and power. Electric car charging point. To the side is a large car port with room to park several cars under cover. Double gates to the rear of the carport open to the beautifully landscaped rear garden laid to large patio area with recessed firepit seating area with LPGas fired fire. There is a pergola with adjustable roof which currently houses the outdoor kitchen with oven, sink, pizza oven (available by separate negotiation). The rest of the garden is laid to lawn and enclosed by fencing and hedging.

## Carport

3.86m x 13.00m (12'8" x 42'8")

Covered carport with outside power points and lighting.

## Shed

3.53m x 4.14m (11'7" x 13'7")

With power and light. New felt roof.

## Shed Two

3.51m x 5.87m (11'6" x 19'4")

With power and light. New felt roof.

## 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

Wainfleet offers good local amenities including mini supermarket, pubs/restaurants, take aways, various other shops, regular bus services and train station plus a primary school.

## Directions

From Skegness head north towards Boston on the A52. Follow the road to Wainfleet All Saints taking the second turning into the town on Boston Road (after the level crossing). Turn left onto Low Road (just before the bridge) and then take the first right onto Vicarage Lane and the house is on the left hand side marked by our for sale board.

## 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

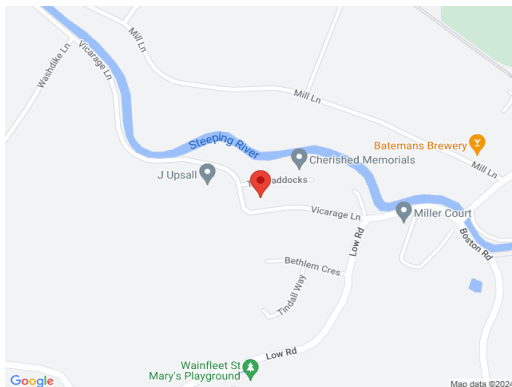
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GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

When it comes to **property**  
it must be

  
**lovelle**

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