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1 All Saints Close, Wainfleet, PE24 4LL



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Offers Over £190,000

When it comes to
property it must be

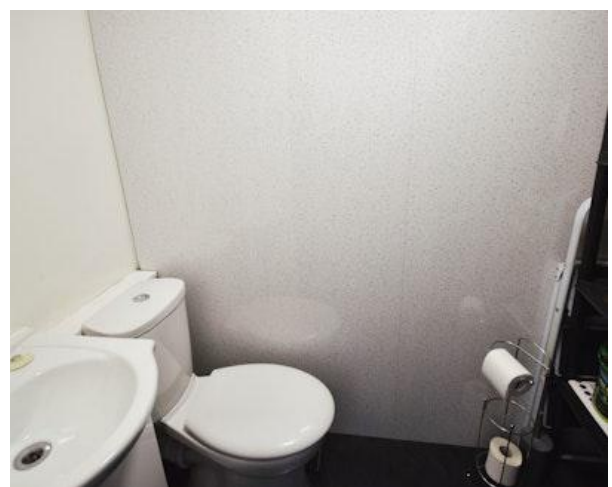
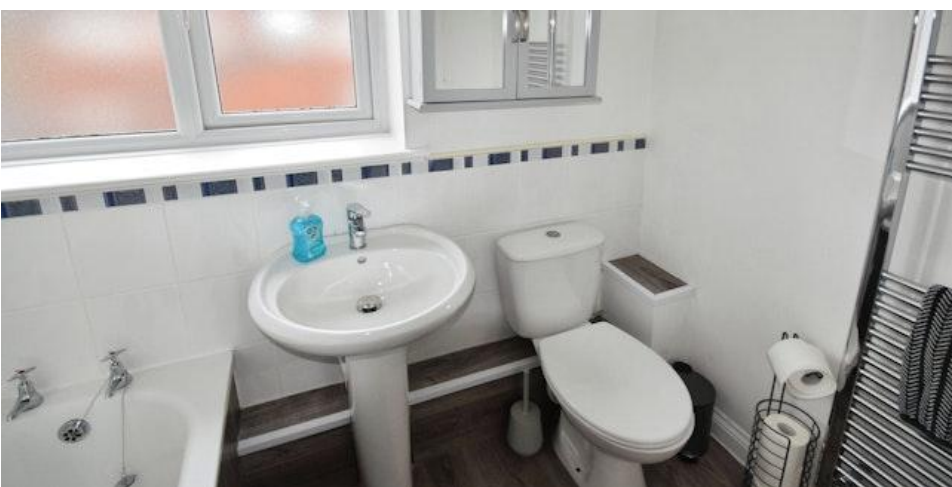

lovelle



Offers Over £190,000



- Key Features**
- Immaculate Semi-Detached House in a Quiet Cul-de-Sac Location
 - Driveway and Enclosed Rear Garden
 - Lower Energy Costs
 - Modern Air Source Heat Pump and Owner Owned Solar Panels, Receiving £500 from the Grid
 - Lounge and Handy Understairs Cupboard
 - Good Sized Kitchen-Diner with useful Rear Lobby & Downstairs WC
 - EPC rating B
 - Tenure: Freehold





This appealing semi detached house presents a comfortable and modern living environment in a quiet cul-de-sac location. The property offers three well-proportioned bedrooms complemented by a contemporary family bathroom. Upon entering, you are welcomed by a bright lounge with a practical understairs cupboard, providing valuable storage space.

A principal feature of this property is the good sized kitchen-diner, designed for both everyday functionality and flexibility. This room benefits from a useful rear lobby and a convenient downstairs WC.

The property has been maintained to an exceptionally high standard throughout, ensuring that it is presented in great condition. Energy efficiency has been prioritised, made evident by the modern air source heat pump and owner owned solar panels. Notably, the current owners benefit from annual payments from the grid, indicative of sustainable and economical energy usage. The EPC Rating of B highlights the potential for lower ongoing energy costs, an increasingly valuable consideration.

Outside there is a driveway, offering the benefit of private off-road parking. To the rear, an enclosed garden provides a secure and enjoyable outdoor space, ideal for a range of uses. This secure and low-maintenance garden complements the family-friendly nature of the property.

This property is situated in a pleasant market town, with the benefit from convenient access to essential amenities, including a train station, bus services, a primary school, and a selection of shops, providing a well-rounded and practical living environment. The location is particularly attractive for those seeking proximity to natural landscapes, as it is situated only six miles from the renowned coast and golden sandy beaches. This combination of accessibility and leisure opportunities contributes to the sustained appeal of the area.

Entrance

Entered via a composite front door with canopy over.

Hallway

With radiator, plank effect tiled floor, electric consumer unit, stairs to the first floor.

Lounge

5.08m x 3.84m (16'8" x 12'7")

With UPVC window to the front aspect with vertical blinds, radiator, TV point, coving to ceiling, large understairs cupboard with shelving and light, half glazed door, plank effect tiled floor through to the;

Kitchen/Diner

4.85m x 2.95m (15'11" x 9'8")

With UPVC window to the rear aspect with blinds, fitted with a range of base and wall units, with worktops over and tiled splashbacks, 1 and half bowl stainless steel sink unit with mixer tap over, integrated electric oven, Halogen hob and stainless-steel extractor hood over, space for fridge freezer, washing machine and dishwasher, radiator, plank effect tiled floor, half glazed door to the rear, door to;

Rear Lobby

With UPVC glazed door to the garden electric fuses, worktop with drawers below and shelf above, door to;

WC

1.9m x 0.91m (6'2" x 3'0")

With low level WC, wash hand basin inset to vanity unit.

First Floor Landing

With large built in shelved cupboard, access to roof space being part boarded and light, doors to;

Bedroom One

3.84m x 3.1m (12'7" x 10'2")

With UPVC window to the front aspect with blinds, TV point, radiator, walk in recessed wardrobe cupboard with hanging rails.

Bedroom Two

2.72m x 2.69m (8'11" x 8'10")

With UPVC window to the rear aspect, vertical blinds, radiator.

Bedroom Three

3.02m x 2.03m (9'11" x 6'8")

With UPVC window to the rear aspect with vertical blinds, radiator.

Bathroom

2.16m x 1.65m (7'1" x 5'5")

With bath and mains shower over, pedestal wash hand basin, low level WC, tiled where appropriate, coving to ceiling, extractor, chrome ladder style radiator, UPVC window to the side, laminate flooring.

Outside

There is a small garden area to the front and a two car gravelled drive. A gated access leads to the sunny rear garden with lawn, patio seating area, outside lights, enclosed by fencing, shrub and flower beds.

Services

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

On leaving Skegness after approx 5 miles you go over the railway lines and take the second righthand turn (Boston Road) for Wainfleet, follow this road which will bear right over the bridge, go past Batemans Brewery on the left and take the next left onto Barton Road, follow the round to the end and All Saints Close will be found on the left where the property will be found at the end 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.

Material Information Data

Tenure: Freehold
Council tax band: B
EPC rating: B
Semi-detached house, standard brick and block construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft: insulated and boarded, accessed by Via a loft hatch on the landing
Outside areas: Front garden and Rear garden
No spray foam insulation
Mains electricity
Solar panels: owned outright
Mains water
Mains foul drainage
Mains surface water drainage
Electricity central heating, installed 22nd Aug 2023
Heating features: Double glazing and air source heat pump
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone ok, Three good, EE ok
Parking: Driveway
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: yes

Title Register Restrictions

Title register restrictions (LL130281):
The owner must not allow water or waste to drain from the property onto the neighbouring land that used to belong to the railway.
There are further rules in a 1996 document that the owner must follow; these are kept on file at the Land Registry.
The owner has promised to follow all existing rules and to protect previous owners from any legal costs if those rules are broken. This is known as an indemnity covenant.
As is standard with a mortgage, the owner needs the lender's permission to officially transfer the property to a new person.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewings

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

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.

Energy Performance Certificate

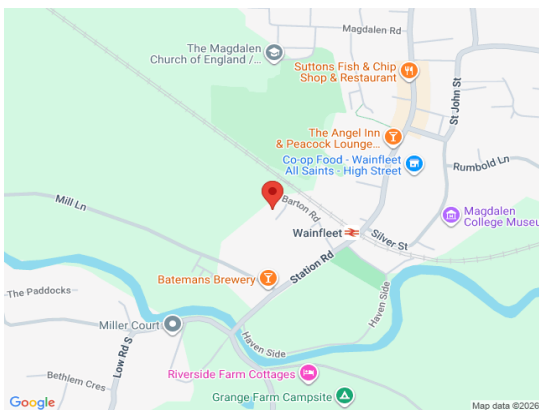
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

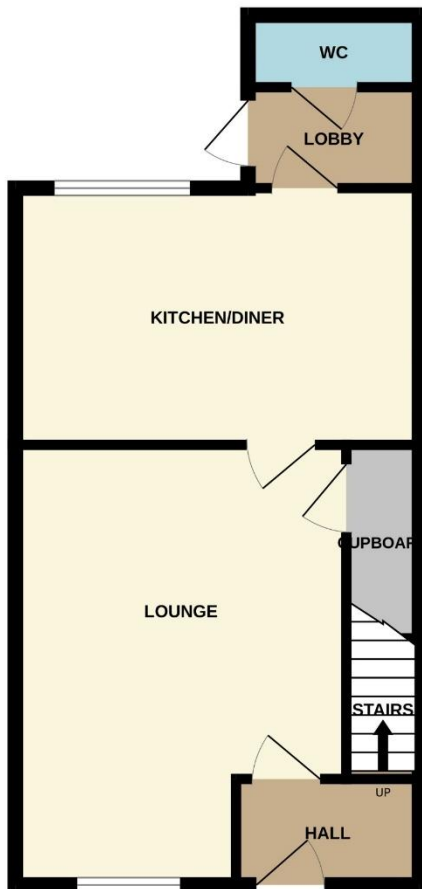
Anti Money Laundering Regulations

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		93 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST 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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When it comes to **property**
it must be


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