



6 Council House, Croft Bank, Croft

£90,000



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**Willsons**  
— SINCE 1842 —

6 Council House, Croft Bank,  
Croft, Skegness,  
Lincolnshire, PE24 4AW

### "AGENT'S COMMENTS"

*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000. Situated on the outskirts of Wainfleet and having easy access to the local transport links this terrace house offers two reception rooms, an ample size rear garden, no onward chain and the opportunity for a buyer looking to invest within a project.*

### LOCATION

*Wainfleet is a market town in east Lincolnshire. It has a primary school and is home to Batemans Brewery along with shops, doctor's surgery and takeaways. Wainfleet has a railway station that is on the Nottingham to Skegness Line. The seaside town of Skegness is situated approximately 5 miles to the east with the port town of Boston approx. 17 miles to the south west, both of which have a wide range of shops, hospitals, and grammar and comprehensive schools as well as leisure facilities including swimming pools, cinema and theatre. There is also a comprehensive school at Old Leake.*



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<https://www.willsons-property.co.uk>

### Front Of Property

Approached via a shared concrete footpath leading to the front door. The frontage is predominately laid to grass with borders of mature hedges.

### Hallway

With laminate wooden effect flooring and stairs leading to the first floor.

### Lounge

11'6" x 9'7" (3.51m x 2.92m )

With laminate wooden effect flooring and bay window to the front of the property.

### Dining Room

16'11" x 11'3" (5.16m x 3.43m)

With laminate wooden effect flooring, open fire place with brick surround, under stair storage cupboard and window to the rear of the property.

### Kitchen

13' x 8'9" (3.96m x 2.67m )

With a range of base and wall units, tiled splashbacks, stainless steel sink and tap, extractor hood, wooden effect laminate flooring and dual aspect windows to the side of the property.

### Bathroom

8'8" x 5'5" (2.64m x 1.65m)

With bath having electric shower over, WC, sink, vinyl flooring and window to the rear.

### Bedroom One

13' x 10' (3.96m x 3.05m)

With carpeted flooring and window to the front of the property.

### Bedroom Two

11'4" x 8'5" (3.45m x 2.57m)

With carpeted flooring, built in cupboard, access to the loft space and window to the rear of the property.

### Bedroom Three

8'9" x 7'3" (2.67m x 2.21m)

With carpeted flooring and window to the rear of the property.

### Landing

With carpeted flooring and window to the front of the property.

### Outbuilding

Of brick built construction, tiled roof and timber door.

### Garage/Store

Of concrete panelled construction with asbestos corrugated roofing.

### Rear Garden

Concrete and slabbed patio area adjacent to the rear of the property leading to a good sized timber fenced garden, predominately laid to grass with mature trees and shrubs.

### Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 7534-2923-6300-0010-9292

### Services

We understand that mains water, drainage and electricity are connected to the property. Heating is via a solid fuel back boiler.

### Local Authority

Council Tax Band 'A' for each property, payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### Tenure & Possession

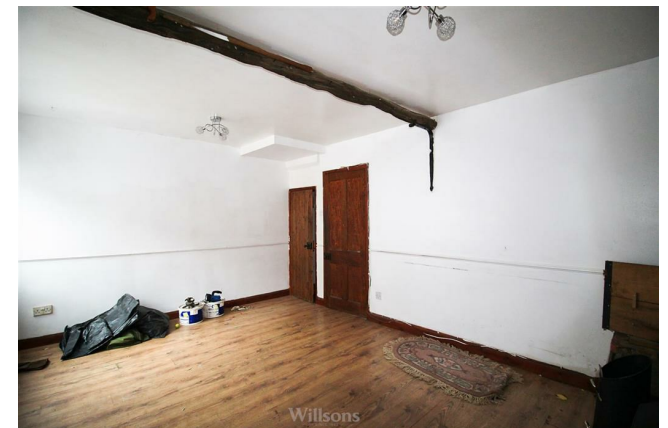
The property is Freehold with vacant possession upon completion.

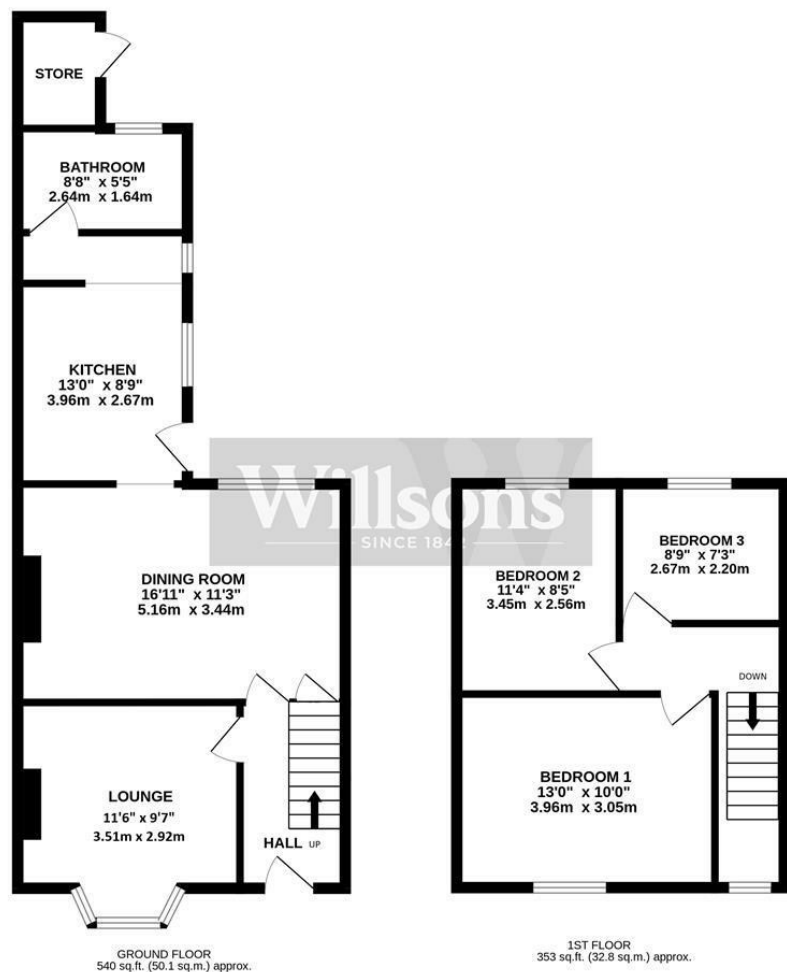
### Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

### What 3 Words

///fizzled.tickling.poetic





TOTAL FLOOR AREA: 893 sq.ft. (83.0 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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## FLOORPLAN Not to scale – For identification purposes only

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**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

