



**DRAFT SALES PARTICULARS
(TO BE RETURNED TO MESSRS WILLSONS)**

I/We, the vendors of the property more particularly described within these Draft Sales Particulars, have read and amended the description where necessary so that they are a true representation of the property.

I/We will inform Messrs Willsons of any material change undertaken to the property prior to exchange of contracts

Signed.....Date.....

Signed.....Date.....

Crossroads, Church Lane, Croft

£210,000



Willsons
SINCE 1842

Crossroads, Church Lane,
Croft, Skegness,
Lincolnshire, PE24 4RS

"AGENT'S COMMENTS"

Located in the quiet village of Croft, 'Crossroads' is a detached bungalow situated on a substantial corner plot extending to 0.25 acres (STS) overlooking the green and monument. Having two reception rooms providing spacious living accommodation, kitchen/breakfast room, utility room, various outbuildings, uPVC windows and doors throughout, garage, driveway and offered with no onward chain.

LOCATION

Croft is a rural village situated approximately 4 miles west of the coastal town of Skegness having a Public House, Church and Village Hall. Skegness has a railway station, primary & secondary schools including a grammar, range of shops and supermarkets, a hospital, dentists, and leisure facilities including swimming pools, cinema, theatre and golf courses. The market town of Wainfleet is approximately 2 miles to the south west and also has a train station along with a primary school and small range of shops. Burgh Le Marsh approx. 3 miles to the north also has a primary school, doctor's surgery and range of shops.



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

Front Of Property

Approached via a concrete driveway leading to the front and sides of the property with boundaries of brick built dwarf walls, timber fencing and mature trees and hedging. The front garden is predominately laid to grass with a variety of bedding areas.

Entrance Porch

With carpeted flooring and single glazed opaque timber doors leading to the hallway.

Hallway

With carpeted flooring, airing/cloak cupboard and access to the loft

Lounge

16'4" x 12'7" (4.98m x 3.84m)

With brick surround working open fire place, carpeted flooring and windows to the front and side of the property.

Kitchen/Breakfast Room

13'5" x 8'11" (4.09m x 2.72m)

With a range of base and wall units, fully tiled walls throughout, space for cooker, double drainer stainless steel sink and taps, carpeted tiled flooring and window to the rear of the property.

Bedroom One

12'7" x 12'1" (3.84m x 3.68m)

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

Bedroom Two

13'5" x 6'7" (4.09m x 2.01m)

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

Dining Room/Bedroom Three

9'7" x 8'6" (2.92m x 2.59m)

With carpeted flooring and patio sliding doors to the rear of the property.

Bathroom

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

Utility/Boot Room

13'5" x 7'10" (4.09m x 2.39m)

With a range of base and wall units, tiled splashbacks, stainless sink and taps, space and plumbing for a washing machine, free standing oil fired boiler, doors and windows to the front and rear of the property.

Garage

16'10" x 9'7" (5.13m x 2.92m)

With up and over door, power and lighting.

Rear Garden

As with the front garden, the rear is mainly grassed with gravelled and paved areas and planted beds of shrubbery having boundaries of brick built walls, mature trees and timber fencing.

Outbuildings

The property benefits from a variety of outbuilding including; concrete panelled shed, two timber sheds, timber summer house, wood store, coal bunker and a brick built store adjacent to the property having power and light.

Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 5900-8135-0822-2593-3263

Services

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

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Viewing

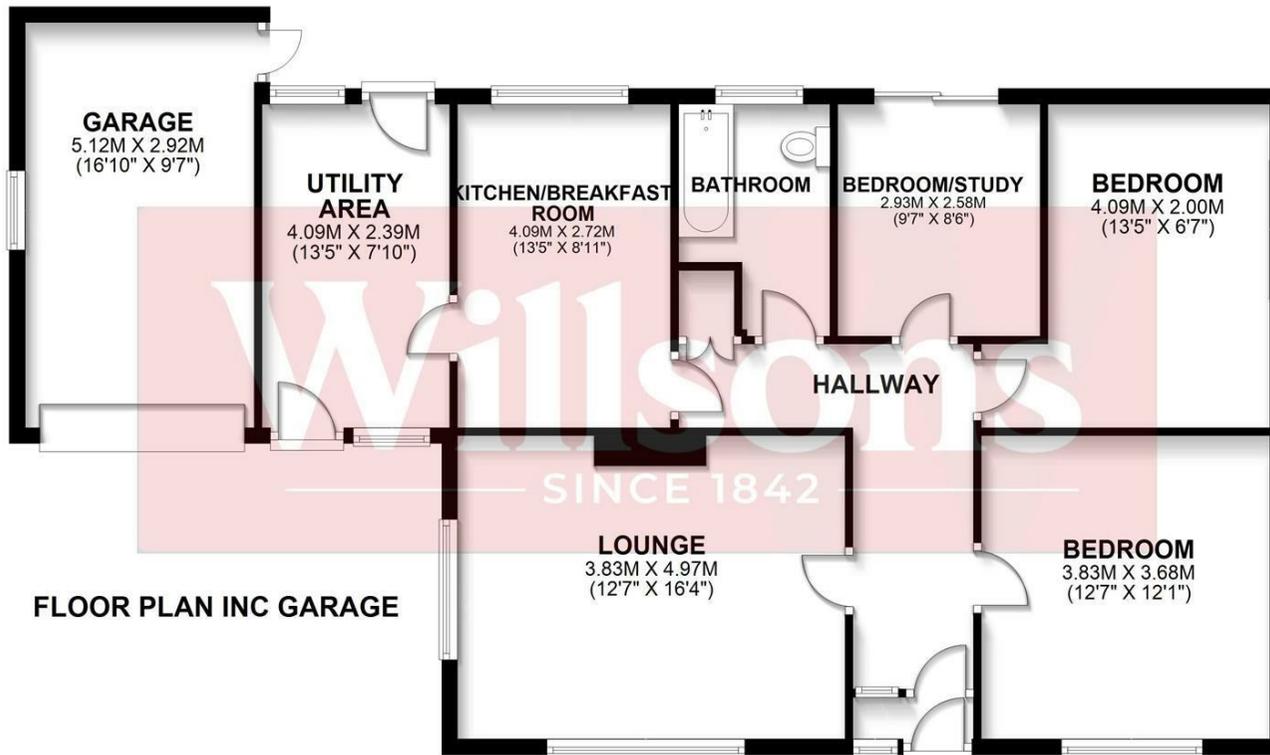
Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words

///fiery.snowmen.widest



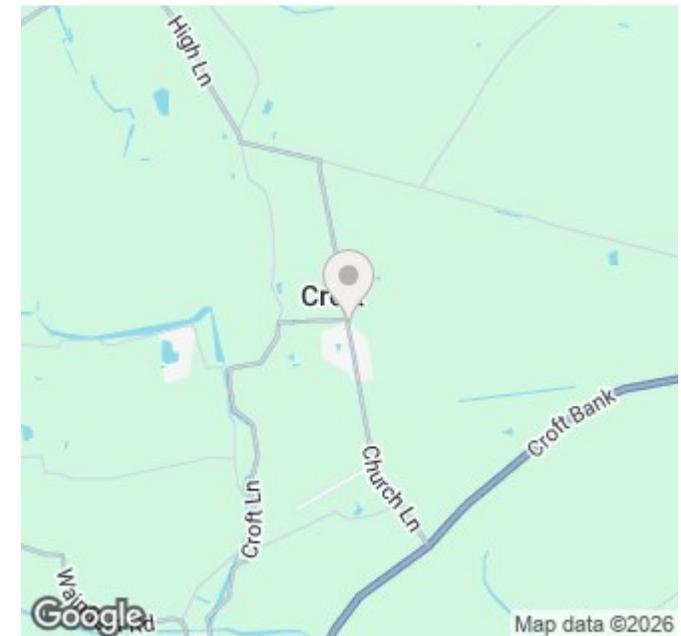
Crossroads
Church Lane
Croft
Skegness
PE24 4RS



TOTAL AREA: APPROX. 108.7 SQ. METRES (1169.9 SQ. FEET)

FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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.

