

The Dene, Pinchbeck Lane, Croft

£165,000

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Willsons

SINCE 1842

The Dene, Pinchbeck Lane, Croft, Skegness, Lincolnshire, PE24 4RY

"AGENT'S COMMENTS"

A generously sized semi-detached house situated on a substantial plot in the Countryside location of Croft. Located near the coastal town of Skegness and within easy reach of the amenities of Burgh-le-Marsh. This property would be ideal for any buyer looking for a small project to update/modernise a home. Benefitting from open views, double glazing and ample off road parking.

LOCATION

Croft is a rural village situated just off the A52 approximately 4 miles west of the coastal town of Skegness which has a railway station, primary & secondary schools including a grammar, range of shops and supermarkets, doctors, dentists and leisure facilities including swimming pools, a cinema, theatre and golf courses. The market town of Wainfleet is approximately 2 miles to the south west and provides a train station, primary school and a small range of shops. Burgh Le Marsh approximately 3 miles to the north also has a primary school, doctor's surgery, shops, public houses and eateries.







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Front Of Property
With boundaries of mature hedging, predominately laid to grass, concrete path leads to the side and rear and gravel driveway.

Entrance Hallway
Accessed via external metal framed double glazed door and leading to the lounge and stairs to first floor.

Lounge
19' x 12' (max) (5.79m x 3.66m (max))
With carpeted flooring, dual aspect windows to the front of the property, electric storage heater and wooden surround open fire place.

Kitchen
16' x 8'6" (4.88m x 2.59m)
With a range of base and wall units, ceramic hob, fitted electric oven, resin 1.5 sink and drainer with mixer taps, electric storage heater, vinyl flooring and window to the rear of the property.

Pantry/Store
With plumbing and drainage, shelving and vinyl flooring.

Landing
11'08" x 6'07" (max) (3.56m x 2.01m (max))
Gallery landing with carpeted flooring, electric storage heater, access to the loft and window to the rear of the property.

Bedroom One
12' x 11'11" (max) (3.66m x 3.63m (max))
With exposed wooden floorboards, fitted timber wardrobes, electric storage heater and window to the front of the property.

Bedroom Two
12' x 8'7" (3.66m x 2.62m)
With carpeted flooring and window to the rear of the property.

Bathroom
12'01" x 6'6" (max) (3.68m x 1.98m (max))
With sink, WC, bath with electric shower over, vinyl flooring, part tiled walls, airing cupboard housing immersion controls, wall mounted electric fan heater and window to the front of the property.

Rear Garden
With mature trees and hedging, mainly laid to grass extending to a small paddock area bordered with timber and stock fencing.

Additional Comments
The agent has been informed that the land to the rear of the garden is currently on a separate title deed.

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: 8600-8497-0222-0201-3573

Services
We understand that mains electricity and water are connected to the property and drainage is to a private system.

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

Tenure & Possesion
The property is Freehold with vacant possession upon completion.

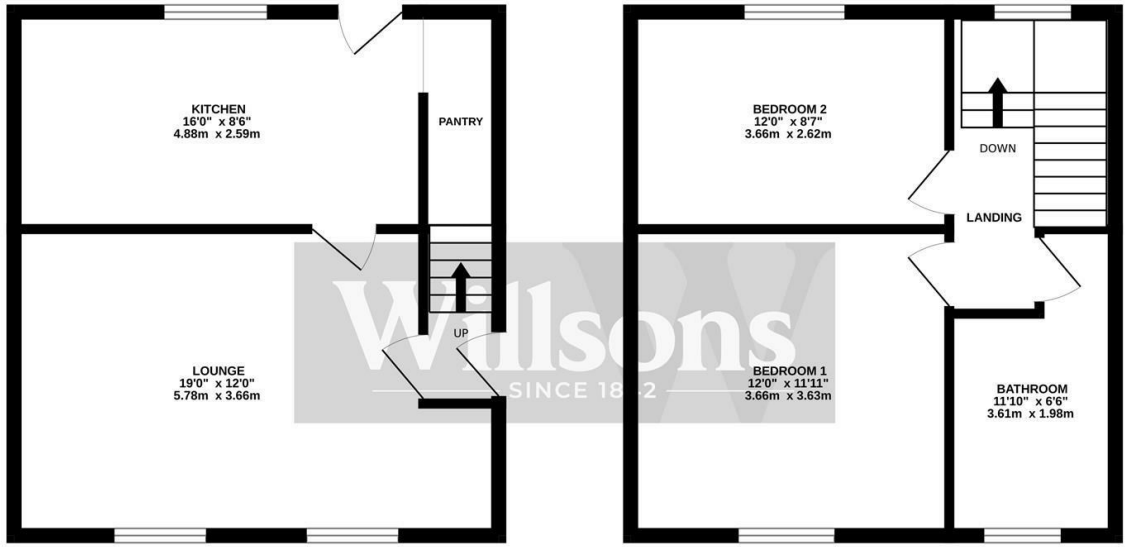
Viewing
Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words
///scripted.pleasing.probing









GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.

TOTAL FLOOR AREA : 777 sq.ft. (72.2 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.