



OXFORD
FAMILY ESTATES



16 Waincroft Close, PE24 4LH

£170,000

- NO ONWARD CHAIN
- Driveway Leading to Garage
- Gravelled Rear Garden
- Oil Central Heating
- Tax Band B
- Detached Bungalow
- Carport
- Conservatory
- Quiet Location
- Phone Lines Open 8am-8pm (7 Days a Week)

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 2

Property Type: Detached Bungalow



Council Tax Band: B

NO ONWARD CHAIN Oxford Family Estates are pleased to bring to the market this 2 Bed Detached Bungalow in the heart of Wainfleet. Set in a quiet location this property has lots of potential for the FIRST TIME BUYER or someone looking to downsize. Multi vehicle drive with added bonus of carport leading to garage. Good size living space with lounge, kitchen/diner, bathroom with walk in shower, office/small spare room leading into conservatory. Rear garden is mainly gravelled with a shed and an enclosed area which houses the oil tank.

Hallway

Enter the property through Upvc door off the driveway in the L shaped hallway servicing all rooms except the conservatory. Loft access with fitted ladders. Airing cupboard housing the electric immersion tank.

Lounge 4.17m x 3.45m (13'8" x 11'3")

Centred around an electric Dimplex fireplace, with wooden surround and stone hearth. Radiator under Upvc double glazed window to the front elevation.

Kitchen/Diner 5.27m x 2.27m (17'3" x 7'5")

Fitted with a range of wall and base units in cream with wood effect worktops. Bosch fridge freezer, Samsung washing machine, Hoover slimline dishwasher an integrated Neff electric oven & ceramic hob with extractor above. Stainless steel 1 & 1/2 bowl sink under Upvc double glazed window to the front elevation. Radiator under Upvc double glazed window to the side elevation as well as a Upvc door for sides access to the garden.

Cupboard housing the Wall Star gas boiler for central heating. Space for 4 seater dining set.

Shower room 1.91m x 1.68m (6'3" x 5'6")

Fitted with low level walk in shower tray and screen with Triton electric shower. Pedestal sink and low level toilet. Heated towel rail and obscured Upvc double glazed window to the side elevation. Extractor fan and corner wall mounted cabinet.



Bedroom 1 4.48m max x 2.84m max (14'8" max x 9'3" max)

Large double bedroom with recessed space containing triple and double wardrobe with matching set of drawers. Radiator and Upvc double glazed window to the rear elevation.

Bedroom 2 / Office 2.87m x 2.37m (9'4" x 7'9")

Useful 2nd room to use as required either as a small spare bedroom, previously used as an office. With built in double cupboard, radiator and Upvc double glazed French style double doors to the conservatory.

Conservatory 3.42m x 2.93m (11'2" x 9'7")

Upvc double glazed conservatory with polycarbonate roof. Ceiling light and fan. French style double doors out to rear garden and patio.

Garage 5.46m x 3.04m (17'10" x 9'11")

Up and over garage door with power, lighting and side door access from the garden. Workbenches to the rear with Hotpoint tumble dryer under the counter.

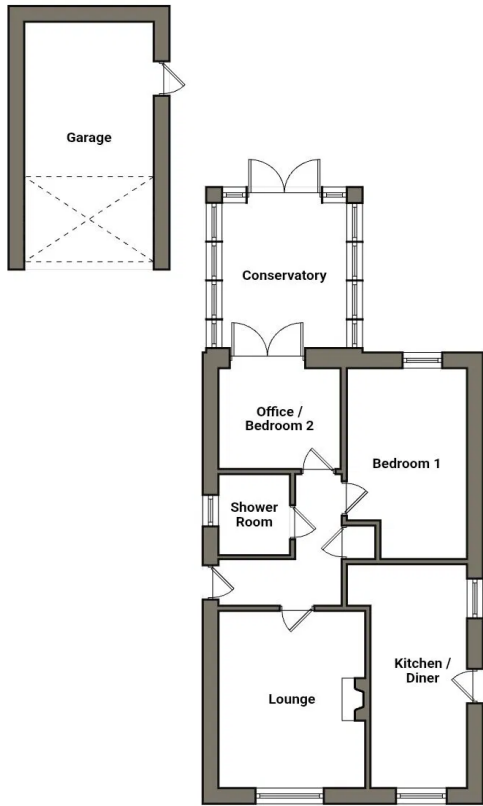
Outside

Patio, shed, enclosed rear garden. Laid mostly stone with defined flower beds. Oil tank behind the garage.

Wainfleet

Wainfleet was once an ancient port. Known locally today for its Batemans brewery this market town boast a lot of historical features, from it LONDON STYLE terraced houses on Barkham Street, to the GRADE II listed clock tower erected in 1899... to the 15th century limestone Buttercross located in the market place. Still having its own railway station and UNIQUE petrol station it is well worth a visit for those interested in local history.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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