

Lynton, Vicarage Lane, Wainfleet

£200,000



 **3**

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- "NO ONWARD CHAIN"
- Refurbishment Required
- Detached Bungalow
- 3 Bedrooms
- Large Garden

- Loads of Potential
- Detached Garage
- Driveway for Multiple Cars
- Sun Room/Utility
- Lines 8am-8pm(7 Days a Week)



Oxford Family Estates are pleased to bring to the market this 3 bedroom detached bungalow. With "NO ONWARD CHAIN and in need of refurbishment this property is ideal for someone to put their own stamp on. Gardens are also a blank canvas.

Entrance Hallway

Enter the property through the Upvc obscure double glazed door into the long L-shaped hallway servicing all rooms except the kitchen. Radiator and loft access, and tall ceilings at 2.57m(8'5") and tall skirting boards. All carpets have already been removed throughout.

Lounge 3.64m x 3.95m (11'11" x 12'11")

Radiator under Upvc double glazed window to the front elevation. Open fireplace with chimney breast to centre of the room.

Bedroom 1 3.66m x 3.64m (12'0" x 11'11")

Good size square double bedroom with radiator under Upvc double glazed window to the front elevation.

Bedroom 2 3.34m x 2.46m (10'11" x 8'0")

Potential for a double bedroom with radiator and Upvc double glazed window to the rear.

Bedroom 3 3.66m max x 2.68m max (12'0" x 8'9")

L shaped single bedroom. Could be used as an office/craft room if needed. Radiator under Upvc double glazed window to the side elevation.



Bathroom 1.50m x 2.44m (4'11" x 8'0")

Currently laid out with a panelled bath, with shower curtain and mixer shower above. Pedestal sink and low level toilet with obscure Upvc double glazed window to the rear elevation. Fully tiled walls.

Dining room 3.62m x 3.64m (11'10" x 11'11")

The recessed cupboard houses the hot water immersion tank with additional storage space. The door leads to the kitchen, with radiator under Upvc double glazed window to the side elevation.

Kitchen 3.64m x 1.89m (11'11" x 6'2")

Galley kitchen laid out with a range of wall and base units in a darker laminate finish. Tiled splash back and stainless steel sink. Small Upvc double glazed window to the rear with space under the counter for a fridge and freezer. Wooden single glazed door to conservatory/ utility room.

Conservatory/utility 2.17m x 2.60m (7'1" x 8'6")

Upvc double glazed conservatory with polycarbonate roof off the kitchen to the rear. Currently used as a utility space housing the Worcester Danes Moore oil fired boiler, with worktop, stainless steel sink and space & plumbing for washing machine. Upvc double glazed door to rear garden.



Garage 4.52m x 6.11m (14'9" x 20'0")

Wide sectional garage on concrete base with double wooden doors to front, wooden single door to side and window to rear. Power with a separate consumer unit.

Outside.

The bungalow is set on a good size plot mostly laid to lawn both front and rear of the property and boarded with fences and hedging. A long driveway for multiple vehicles leading to a wider than average detached garage. The oil tank is located to the rear of 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 its 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.



