



2 Turners Crescent,
Wainfleet, PE24 4BG



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£325,000



Key Features

- PRETTY 4 BEDROOM HOUSE
- PLEASANT CUL-DE-SAC
- POPULAR SMALL MARKET TOWN
- CONVENIENT FOR BUSES, TRAINS, SHOPS, DOCTORS, SCHOOL
- LAWNED GARDENS
- BLOCK PAVED DRIVE & GARAGE
- EPC RATING E





THIS PRETTY 4 BEDROOM DETACHED HOUSE LIES IN A PLEASANT CUL-DE-SAC OF COMPLIMENTARY PROPERTIES IN THIS POPULAR SMALL MARKET TOWN AND IS CONVENIENT FOR BUSES, TRAINS, SHOPS, DOCTORS, SCHOOL. With Reception Hall, Kitchen, Dining Room, Cloakroom, Lounge. 4 Bedrooms, Master with En-Suite, Family Bathroom. Lawned gardens, block paved drive and Garage. EPC Rating E.

LOCATION

From Newton Fallowell office follow Roman Bank southwards through Lumley Square and into the A52 Wainfleet Road and after approximately 5 miles take the first turning right to the centre of Wainfleet, through the market place and right into High Street. Turn left into Brewster Lane, right into Hastings Drive and right into Turners Crescent. Wainfleet is well served by both buses and trains and lies just 4 miles from the main coastal resort of Skegness and a short drive from the Lincolnshire Wolds.

ACCOMMODATION

Entrance is on the side elevation via a pvc door with canopy over to the:-

RECEPTION HALL

With electric storage heater, karndean flooring, stairs leading off.

KITCHEN 11' 3" x 9' 2"

Attractively fitted with cream doored base and wall cupboard, worksurfaces with tiled splashbacks, inset sink unit with mixer tap over, glazed display cabinets, Built under Belling double oven with hob and extractor hood above, integrated fridge freezer, integrated washing machine, pvc window to the rear elevation, karndene flooring through to the:-

DINING ROOM 10' 1" x 9' 2"

With electric storage heater and pvc double glazed doors to the garden.

CLOAKROOM

With low flush W.C, vanity unit with inset wash basin, pvc window, karndene flooring, undertsairs cupboard.

LOUNGE 18' 11" x 14' 3"

With walk in pvc bay window to the front elevation, further pvc window to the side, electric storage heater.

1ST FLOOR LANDING

With double glazed window, access to roof space, built in airing cupboard housing the hot water cylinder.

BEDROOM 1 11' 4" x 11' 1"

With pvc window, electric storage heater, a range of built in furniture to include wardrobes forming a bed recess with cupboard over, further built in wardrobe and dressing table.

EN-SUITE

With shower enclosure with screen door, electric storage heater, W.C, hand basin in a vanity unit, tiled walls, pvc window.

BEDROOM 2 7' 4" x 7' 8"

With pvc window, electric heater.

FAMILY BATHROOM 6' 9" x 5' 7"

With shaped bath with shower and screen over, hand basin in a cupboard unit, W.C with concealed cistern, pvc window, tiled walls

BEDROOM 3 11' 3" x 10' 4"

With pvc window to the rear elevation, electric storage heater.

BEDROOM 4 10' 4" x 7' 5"

With pvc window to the rear elevation, electric storage heater.

OUTSIDE

To the front is a lawned garden area with inset shrubs and trees.

A block paved drive leads to the:-



GARAGE 18' 7" x 9' 8"

With up and over vehicle door, light and power.

The enclosed rear garden is well fenced with lawns, timber garden shed and block paved patio area.

TENURE

Freehold.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

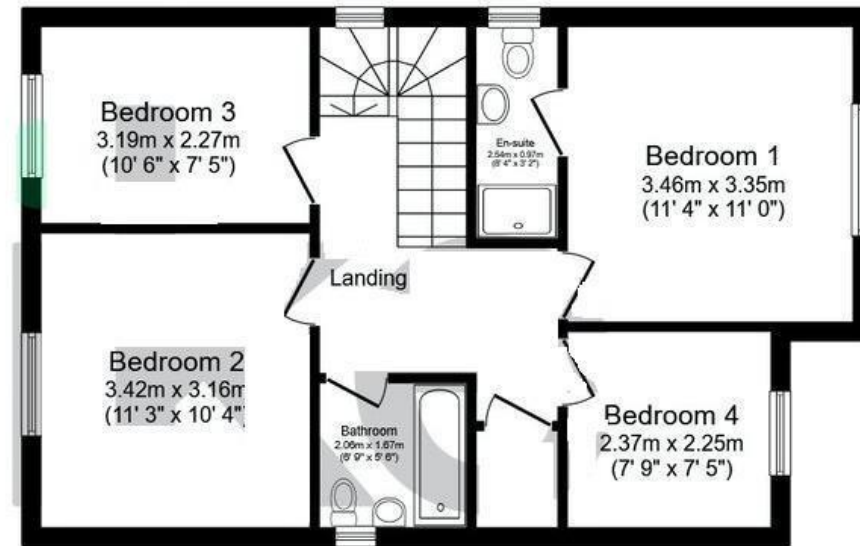
Charging Authority – East Lindsey District Council
Band C - 2022/23 - £1,727.25







Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

