



Bankside, St Michaels Lane,  
Wainfleet, Skegness, Lincs, PE24 4HB



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Freehold

£235,000



## Key Features

- NO CHAIN
- OPEN FARMLAND VIEWS TO REAR
- LOUNGE/DINER, KITCHEN, UTILITY
- 3 BEDROOMS & SHOWER ROOM
- LAWNED GARDENS & GARAGE
- AMPLE PARKING
- EPC RATING E
- COUNCIL TAX BAND C





**NO CHAIN.** A 3 Bedroom Detached bungalow with Garage on the outskirts of this popular small market town with lovely farmland views to the rear. Entrance Porch, Hall, Lounge/Diner, Kitchen, Utility, Inner Hall and Shower Room. Lawned garden and sweeping gravelled drive to the front proving ample parking, good sized lawned garden to the rear. EPC Rating E

### ACCOMMODATION

#### ENTRANCE PORCH

With pvc door, tiled floor and an single glazed inner door to the:-

#### HALLWAY

With door to the:-

#### LOUNGE / DINER

7.54m x 3.59m (24.7ft x 11.8ft)

With pvc bay window to the front elevation, electric stove on a tiled hearth with decorative surround, wooden flooring, 2 radiators, pvc french doors to the rear garden.

#### KITCHEN

2.97m x 2.75m (9.7ft x 9ft)

With base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, built in oven, electric hob with cooker hood above, plumbing for washing machine, spotlights to ceiling, tiled floor, single glazed window and door to the:-



#### UTILITY

2.94m x 1.27m (9.6ft x 4.2ft)

With oil fired central heating boiler, tiled floor, pvc window and door to the rear garden.

#### INNER HALL

With access to roof space, wooden flooring.

#### BEDROOM 1

3.65m x 2.94m (12ft x 9.6ft)

With pvc bay window to the front elevation, radiator, built in sliding doored wardrobes to one wall, dressing table and bedside tables, wooden flooring.

#### BEDROOM 2

3.73m x 2.53m (12.2ft x 8.3ft)

With pvc window to the rear elevation, radiator.

#### BEDROOM 3

2.88m x 2.61m (9.4ft x 8.6ft)

With single glazed window to the front elevation overlooking the Porch, wood effect flooring, radiator.

#### SHOWER ROOM

2.75m x 1.64m (9ft x 5.4ft)

With walk in shower enclosure with Redring electric shower, fitted cupboards with W.C and hand basin, heated towel radiator, opaque pvc window to the rear elevation, tiled walls and floor, spotlights to ceiling.



## OUTSIDE

To the front is a sweeping gravelled drive and lawned garden with inset tree and shrubs

## GARAGE

5.73m x 3.18m (18.8ft x 10.4ft)

With electric roller shutter door, side door, light and power.

The mature rear garden includes lawn, patio seating area, decorative pergola, Greenhouse, screened oil tank, Shed and open views over farmland beyond.

## 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

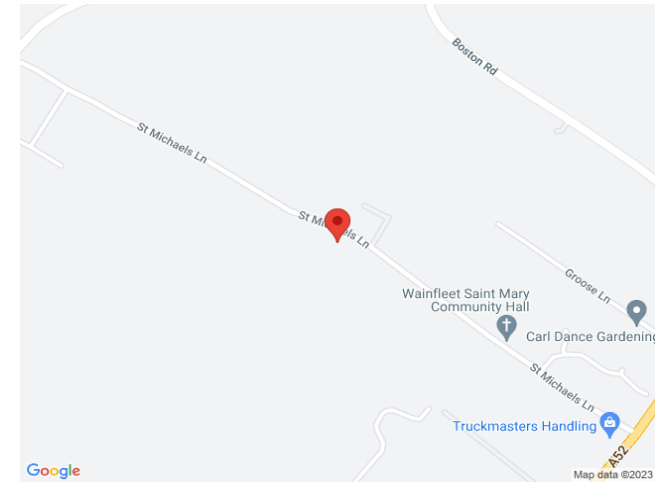
Charging Authority – East Lindsey District Council  
Band C - 2023/24 - £1,739.12







# Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Newton Fallowell Skegness

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