



4 Turners Crescent, Wainfleet,  
Skegness, Lincs, PE24 4BG



**£259,950**

- 2/3 BEDROOM BUNGALOW
- POPULAR SMALL MARKET TOWN
- CONVENIENT FOR TRAINS, BUSES, SHOPS
- CONSERVATORY
- EN-SUITE SHOWER ROOM
- DRIVEWAY AND GARAGE
- FRONT AND REAR GARDENS
- FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND D



**NO CHAIN.** A 2/3 Bedroom Detached Bungalow in this pleasant cul-de-sac within a popular small market town convenient for buses, trains, shops, doctors & schools. With Entrance Hall, Kitchen, Utility, WC, Sitting Room/Bedroom 3, Lounge, Conservatory, En-Suite Shower Room, Bathroom. With Driveway and Garage, front and rear lawned gardens. EPC Rating D

## ACCOMMODATION

### ENTRANCE HALL

With loft hatch, storage cupboard housing the water tank, double doors into the Lounge.

### KITCHEN 3.63m x 2.41m (11.9ft x 7.9ft)

With wall and base units, worksurfaces and tiled splash backs, sink and drainer unit, electric storage heater, pvc double glazing window to the front elevation, open hatch into Lounge.

### UTILITY 2.64m x 2.41m (8.7ft x 7.9ft)

With space for fridge and freezer, space for washing machine, pvc window to the rear elevation, double glazed pvc door into the rear garden.



## WC

With pvc window, hand basin and toilet.

## LOUNGE 4.8m x 3.89m (15.7ft x 12.8ft)

With electric storage heater, open hatch into the Kitchen, sliding double doors into the conservatory and into the rear garden.

## CONSERVATORY 3.58m x 2.41m (11.7ft x 7.9ft)

With double doors into the rear garden.

## BEDROOM 1 3.17m x 3.05m (10.4ft x 10ft)

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

## EN-SUITE SHOWER ROOM

With pvc window, wash basin, toilet, shower cubicle.

## BEDROOM 2 2.87m x 2.79m (9.4ft x 9.2ft)

With pvc window to the front elevation and small electric heater.

## SITTING ROOM / BEDROOM 3 4.93m x 3.43m (16.2ft x 11.3ft)

With pvc bay window to the front elevation, electric fire.

## BATHROOM

With bath with mixer taps and shower head above, wash basin, toilet, pvc window.

## OUTSIDE

The front garden is lawned with shrubbery and driveway leading to the:-

## GARAGE

With up and over vehicle door.

A gate leads to the rear garden which is majority lawned with shrubbery and paved area, being fully enclosed.

## 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 D - 2022/23 - £2045.80







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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