



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



Being sold via Secure Sale online bidding. Terms and conditions apply
Starting Bid:- £210,000

- 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



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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 property has mains electricity, water and drainage connected. Heating is via Electric Storage Heaters.

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 – 2024/25 - £2137.45

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.



AUCTIONEERS ADDITIONAL COMMENTS.....

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





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 | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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