



Fairview, 4a Magdalen Road,
Wainfleet, PE24 4DE



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£190,000

- NO CHAIN
- SPACIOUS DETACHED BUNGALOW
- POPULAR SMALL MARKET TOWN
- CONVENIENT FOR RAILWAY STATION & LOCAL AMENITIES
- LPG GAS CENTRAL HEATING
- GARDENS
- DRIVE & GARAGE
- FREEHOLD
- EPC RATING E



NO CHAIN. A spacious two bedroom detached bungalow in a popular small market town convenient for local amenities and the railway station. With Entrance Porch, Hallway, Living Room, Kitchen and Shower Room. Pvc double glazing and lpg gas central heating. Front and rear gardens, drive and Garage. EPC Rating E

ACCOMMODATION

ENTRANCE PORCH

With pvc entrance door, inner glazed door to the:-

HALLWAY

With door to Garage, radiator, built in airing cupboard housing the hot water cylinder.

LIVING ROOM

4.68m x 3.61m (15.4ft x 11.8ft)

With pvc window to the front elevation, high level pvc window to the side elevation, radiator, log effect lpg gas fire.

KITCHEN

3.98m x 3.61m (13.1ft x 11.8ft)

With base and wall units, plumbing for washing machine, stainless steel sink unit, Glowworm gas central heating boiler, radiator, pvc window overlooking the rear garden, pvc door.



BEDROOM 1

4.07m x 3.18m (13.4ft x 10.4ft)

With pvc window to the front elevation, radiator, built in wardrobes and storage.

BEDROOM 2

4.25m x 3.63m (13.9ft x 11.9ft)

With pvc window to the rear elevation, radiator.

SHOWER ROOM

2.58m x 2.59m (8.5ft x 8.5ft)

With wide shower tray and folding door with Galaxy electric shower, W.C, hand basin, wet room panelling and tiles, pvc window to the side elevation, radiator, access to roof space, built in airing cupboard.

OUTSIDE

To the front is a gravel garden and a concreted driveway leads to the:-

GARAGE

5.44m x 2.95m (17.8ft x 9.7ft)

With up and over vehicle door, side door to the Hall.

The rear garden is mainly lawned with Shed and Greenhouse.

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 and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2023/24 - £1818.49



Floorplan

Ground Floor

Approx. 105.9 sq. metres (1139.4 sq. feet)



Total area: approx. 105.9 sq. metres (1139.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	39 E	
21-38	F		
1-20	G		



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