



4 Mill Close, Wainfleet,  
Skegness, Lincs, PE24 4NY



**£225,000**

- WELL PRESENTED BUNGALOW
- CONVENIENT FOR AMENITIES AND RAILWAY STATION
- LARGE LOUNGE/DINER
- CONSERVATORY
- DRIVEWAY, GARDENS
- OIL CENTRAL HEATING
- FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND B



A well presented 2 bedroom detached bungalow in a lovely characterful small market town convenient for local amenities and railway station. With Entrance Hall, Kitchen, large Lounge/Diner, Conservatory, WC, Wet Room, Store, Driveway, front and rear gardens with pretty outlook, oil central heating and majority triple glazing throughout. EPC Rating D

### ACCOMMODATION

Entrance is on the front elevation via a ramp with hand rails and a pvc door to the:-

### HALLWAY

With built in airing cupboard with integral radiator, access to roof space, radiator.

### LOUNGE / DINING ROOM

8.52m x 2.82m (28'0" x 9'4")

With triple glazed pvc window to the front elevation, door leading to Bedroom 2, 2 radiators and bifold doors opening onto the:-

### CONSERVATORY

3.98m x 3.31m (13'1" x 10'11")

Of pvc framed construction on a low brick wall with pvc windows and pvc french doors to the garden, insulated false ceiling, radiator.





## KITCHEN

3.54m x 2.38m (11'7" x 7'10")

Fitted with a modern range of base and wall units, worksurfaces with tiled splashbacks, inset sink unit, integrated high level oven with grill, inset hob with extractor hood above, integrated tall fridge and freezer, space and plumbing for washing machine, triple glazed pvc window to the front elevation, door to the rear garden.

## W.C

With W.C, hand basin, opaque triple glazed pvc window to the side elevation, tiled walls, radiator, wall mirror with touch light.

## BEDROOM 1

3.50m x 2.91m (11'6" x 9'6")

With triple glazed pvc window to the rear elevation, radiator, door leading to:-

## WET ROOM

2.65m x 2.32m (8'8" x 7'7")

Being set out for the less able with wetroom flooring, shower with hand rails, W.C, bidet, hand basin in a vanity unit, radiator, extractor, pull cord lighting, 2 triple glazed pvc windows to the front and rear elevations.

## BEDROOM 2

3.50m x 2.00m (11'6" x 6'7")

With pvc window to the front elevation, radiator, and a door to the:-

## UTILITY AREA

With Worcester oil fired central heating boiler, wall cupboards, space for tumble dryer, 24 hour extractor fan, access to roof space, door to the rear garden.

## OUTSIDE

The front garden is lawned and gravelled with driveway for parking for 2 cars. Paths leading to a gate into the rear garden.

The rear garden is fenced all around being majority laid to lawn, with paved patio areas, shrubbery, 3 Sheds, one being approx 1 year old with light and power (ideal Hobby Room or Gym), external electric points, 7 water butts, bin store, outside tap.



## 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 B - 2022/23 - £1,591.18

## INCLUSIONS

The vendor is happy to leave the washing machine, tumble dryer and dishwasher if required.

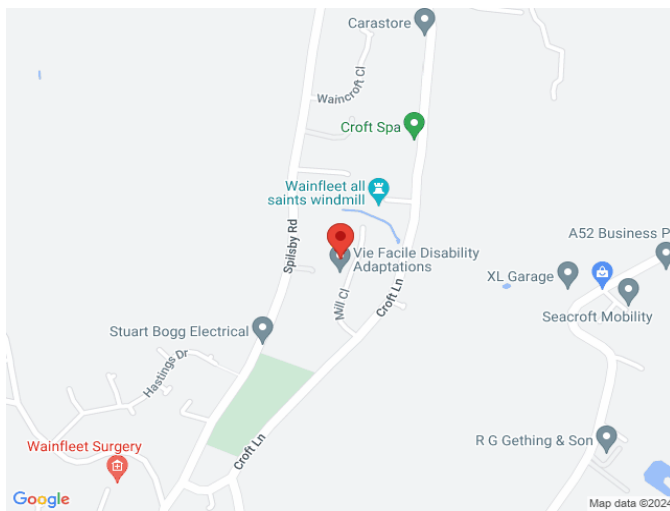




# Floorplan



Total area: approx. 97.1 sq. metres (1045.2 sq. feet)



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



Newton Fallowell Skegness

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