



Minard, Wainfleet Road,
Irby-in-the-Marsh, Skegness,
Lincs, PE24 5AY



2



1



2

£234,950

- RURAL VILLAGE LOCATION
- 2 BEDROOMS & SHOWER ROOM
- KITCHEN, LOUNGE & SUN ROOM
- DRIVE PROVIDING AMPLE PARKING & GARAGE
- FRONT & REAR GARDENS
- OIL FIRED CENTRAL HEATING
- FREEHOLD
- EPC RATING E
- COUNCIL TAX BAND C



A modern and well presented two bedroom detached bungalow in a rural village location just a short drive from the towns of Burgh Le Marsh and Spilsby. With Entrance Porch, Hallway, Lounge, Conservatory, beautifully fitted Kitchen and Shower Room. Front and rear gardens, block paved driveway providing ample parking and Garage. Oil central heating. EPC Rating E

ACCOMMODATION

Entrance is on the front elevation via a pvc glazed door and side screen to the:-

ENCLOSED PORCH

With inner glazed door and side screen to the:-

HALLWAY

With radiator, access to roof space, wood effect flooring, 2 built in cupboards.

LOUNGE

5.17m x 3.74m (17'0" x 12'4")

With pvc window to the side elevation, radiator, sliding patio doors to the:-



CONSERVATORY

3.74m x 3.34m (12'4" x 11'0")

On a low brick wall with pvc windows, pvc doors to the rear garden, radiator, tiled floor.

BREAKFAST KITCHEN

4.07m x 3.37m (13'5" x 11'1")

Beautifully fitted with a modern range of base and wall units, worksurfaces with matching upstands and tiled splashbacks, inset stainless steel sink unit with mixer tap over, built in double oven, electric hob with chimney extractor above, integrated fridge freezer, plumbing for washing machine, Boulter floor standing oil central heating boiler, vertical radiator, pvc window and pvc door to the rear elevation.

BEDROOM 1

4.89m x 3.70m (16'0" x 12'1")

With pvc window to the front elevation, further high level pvc window to the side elevation, radiator.

BEDROOM 2

3.80m x 2.88m (12'6" x 9'5")

With pvc window to the front elevation, radiator.

SHOWER ROOM

2.87m x 2.16m (9'5" x 7'1")

Fitted with a large walk in shower with glass screen, fitted furniture housing a hand basin and W.C with drawers and cupboards and an illuminated vanity mirror above, beautifully tiled walls and floor, heater towel radiator, pvc window to the side elevation, built in airing cupboard housing the hot water cylinder.

OUTSIDE

To the front is a lawned garden and a block paved drive provides ample parking and leads to the:-

GARAGE

With electric roller shutter door, light and power, side door and pvc window to the rear elevation.

The rear garden includes a decked area, lawn and shrub borders and raised beds. behind the garage is a slabbed area with garden Shed.



TENURE

Freehold.

SERVICES

The property has mains electricity & water connected. Drainage is to a cesspit. Heating is via an oil fired central boiler served by radiators.

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 - £1,749.12

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



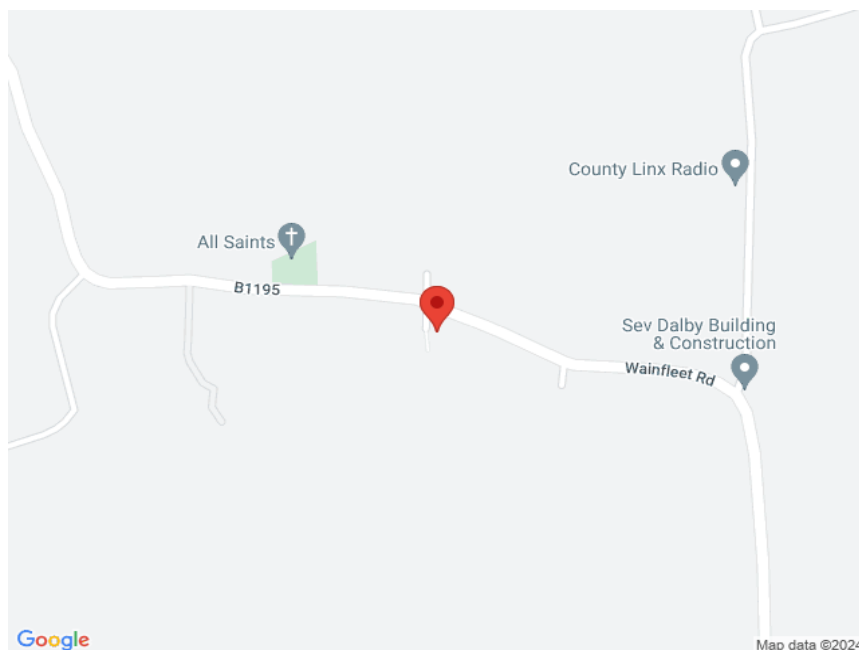


Ground Floor

Approx. 92.6 sq. metres (996.4 sq. feet)



Total area: approx. 92.6 sq. metres (996.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		92 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

 **NEWTONFALLOWELL**

Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk

