



12 Waincroft Close, Wainfleet,
Skegness, PE24 4LH



£209,950

- NO CHAIN
- WELL PRESENTED
- POPULAR MARKET TOWN
- DRIVE & GARAGE
- HALL, LOUNGE, DINING KITCHEN
- FRONT & REAR GARDENS
- FREEHOLD
- EPC RATING E
- COUNCIL TAX BAND B



NO CHAIN. A well presented 2 Bedroom detached Bungalow with drive and Garage in this popular small market town convenient for local facilities and the train station. With Entrance Hall, Lounge, Dining Kitchen, 2 Bedrooms and Bathroom. Karndean flooring throughout (except the bathroom), pvc double glazing and oil fired central heating, front and rear gardens. Must be viewed. EPC Rating E

ACCOMMODATION

Entrance is on the side elevation via a pvc door the:-

ENTRANCE HALL

With access to roof space, radiator, built in airing cupboard housing the hot water cylinder fitted with emersion heater, karndean flooring.

LOUNGE 4.18m x 3.45m (13'8" x 11'4")

With a pvc window to the front elevation, radiator, karndean flooring, T.V aerial point.



KITCHEN DINER 5.22m x 2.84m (17'1" x 9'4")

Fitted with base and wall units, worksurfaces with tiled splashbacks, inset 1 1/4 sink unit with mixer tap over, built in electric oven with electric hob and cooker hood above, space and plumbing for washing machine, space for fridge freezer, tall larder unit, karndeian flooring, 2 pvc windows and a pvc door to the side elevation, radiator.

BATHROOM 1.92m x 1.66m (6'4" x 5'5")

With a panelled bath with traditional style mixer tap and hand shower attachment, pedestal hand basin, W.C, radiator, part tiled walls, opaque pvc window to the side elevation.

BEDROOM 1 4.53m x 2.84m (14'11" x 9'4")

With pvc window to the rear elevation, radiator, karndeian flooring.

BEDROOM 2 2.88m x 2.37m (9'5" x 7'10")

With pvc patio doors to the rear elevation, radiator, karndeian flooring.

OUTSIDE

To the front is a lawned garden with paved paths leading round. A gravelled drive to the side leads to the rear set:-

GARAGE

With up and over vehicle door and side personnel door.

The enclosed rear garden is laid to lawn with paved and gravelled sitting areas.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil central heating 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 and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2023/24 - £1627.34

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.



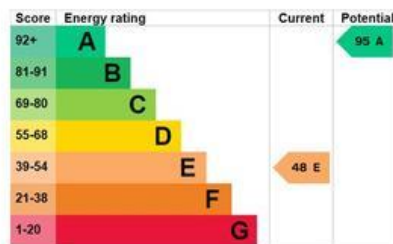


Ground Floor

Approx. 59.1 sq. metres (636.6 sq. feet)



Total area: approx. 59.1 sq. metres (636.6 sq. feet)



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