



14 Bethlem Crescent,
Wainfleet St.Marys, PE24 4EL



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Freehold

£289,000



Key Features

- RECENTLY RENOVATED
- BEAUTIFULLY FITTED KITCHEN
- 3 BEDROOMS & FAMILY BATHROOM
- GROUND FLOOR SHOWER ROOM
- 20' LOUNGE & DINING ROOM
- CONSERVATORY
- GOOD SIZED REAR GARDEN
- EPC RATING E
- COUNCIL TAX BAND C





A beautifully presented 3 Bedroom Detached House with Garage and good sized gardens in this popular small market town convenient for local facilities and the train station. The recently renovated accommodation comprises Entrance Hall, Lounge, Dining Room & Conservatory, beautifully fitted Kitchen and Utility Room, ground floor Shower Room. To the first floor are 3 Bedrooms and a family Bathroom.



The property has been renovated by the present owner to include a new central heating system, upgraded electrics, new plaster, new kitchens and bathrooms, new flooring and carpets etc.

Viewing is essential to appreciate this ready to move into family home.
EPC Rating E



ACCOMMODATION

Entrance is on the front elevation via a covered verandah with pvc door and matching side screen to the:-

ENTRANCE HALL

With wood effect laminate flooring, radiator, coving to ceiling, stairs to first floor with cupboard under.

LOUNGE

3.97m x 3.66m (13'0" x 12'0")

With pvc window to the front elevation, radiator, coving to ceiling, arched opening with wood effect laminate flooring leading to the:-

DINING ROOM

3.66m x 2.37m (12'0" x 7'10")

With coving to ceiling, sliding patio doors to the:-

CONSERVATORY

3.31m x 2.89m (10'11" x 9'6")

Of pvc construction on a low brick wall with vaulted polycarbonate roof, pvc patio doors to the garden.

KITCHEN

3.30m x 2.76m (10'10" x 9'1")

Beautifully fitted with a range of modern base and wall units, worksurfaces with matching upstands, inset sink unit with mixer tap over, tall cupboards, built in gas hob with stainless steel chimney extractor above, built in high level double oven, pvc window to the rear elevation, radiator, downlights and coving to ceiling, door to:-

UTILITY ROOM

2.41m x 1.89m (7'11" x 6'2")

With units to match the kitchen, space and plumbing for a washing machine, space for an american style fridge freezer, downlights and coving to ceiling, pvc window overlooking and pvc door to the rear garden, radiator.

SHOWER ROOM

1.87m x 1.79m (6'1" x 5'11")

With tiled shower enclosure with direct shower, W.C with concealed cistern, hand basin in a vanity unit, coving to ceiling, opaque pvc window to the front elevation.

FIRST FLOOR LANDING

With opaque pvc window to the side elevation, coving to ceiling.





BATHROOM

2.66m x 1.86m (8'8" x 6'1")

With panelled bath with tiled surround and mixer tap with hand held shower attachment, hand basin in a vanity unit, W.C with concealed cistern, chrome ladder towel radiator, opaque pvc window to the front elevation, downlights and coving to ceiling, built in cupboard housing the lpg gas combi central heating boiler.

BEDROOM 1

3.70m x 3.67m (12'1" x 12'0")

With pvc window to the rear elevation, radiator, coving to ceiling.

BEDROOM 2

3.70m x 2.78m (12'1" x 9'1")

With pvc window to the front elevation, radiator, coving to ceiling.

BEDROOM 3

3.32m x 2.75m (10'11" x 9'0")

With pvc window to the rear elevation, radiator, coving to ceiling.

OUTSIDE

To the front is a lawned garden with gravelled areas for additional parking, underground lpg gas tank. A block paved drive leads to the:-

GARAGE

5.54m x 2.78m (18'2" x 9'1")

With roller shutter door, internal door to the Utility Room.

Paved paths with gates either side of the property open onto the good sized rear enclosed garden which is lawned with several paved seating areas and a feature paved seating area with pergola. At the bottom of the garden is a screen area for storage, Greenhouse, external power supply.



TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via a lpg gas 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 C - 2023/24 - £1,821.76

AGENTS NOTES

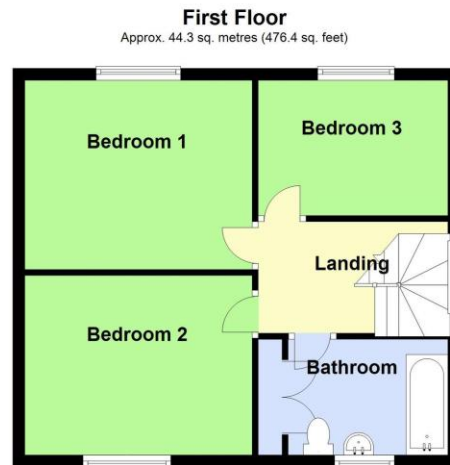
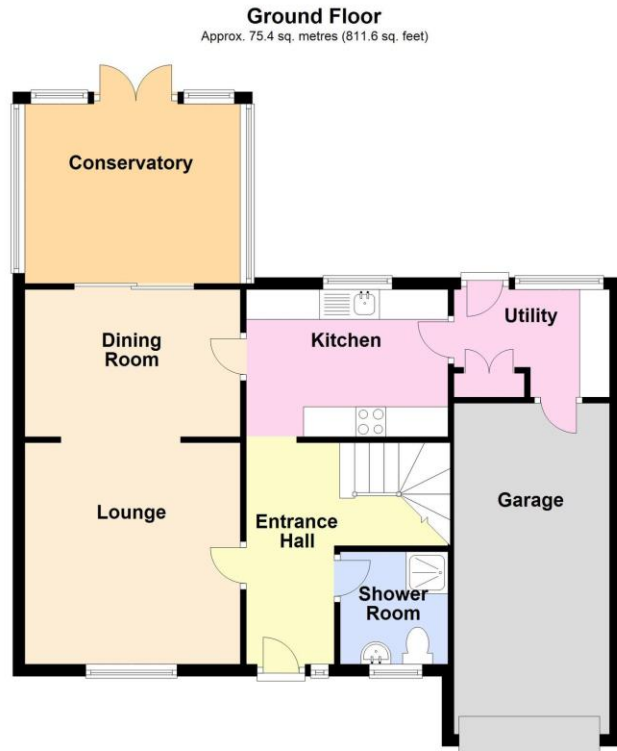
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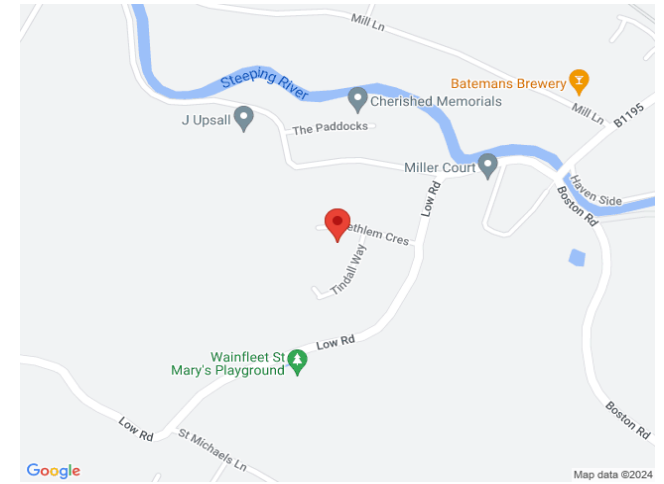




Floorplan



Total area: approx. 119.7 sq. metres (1288.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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