



Ashdown, Dovecote Lane, Wainfleet,
Skegness, Lincs, PE24 4AD



3



1



2

Freehold

£275,000



Key Features

- RECENTLY UPGRADED
- 3 BEDROOM BUNGALOW
- LARGE PLOT JUST UNDER 1/4 ACRE
- 2 DRIVEWAYS AND GARAGE
- OPEN FIELD VIEWS TO THE FRONT
- AMPLE PARKING
- EPC RATING E
- COUNCIL TAX BAND C





A Well Presented and spacious 3 Bedroom Detached Bungalow within a large plot just under 1/4 acre. Being recently upgraded with Entrance Hall, Lounge, Kitchen Diner, Utility/Porch, Conservatory and Shower Room. Large front and rear gardens with open field views to the front. Detached Garage and two Driveways providing ample parking. EPC Rating E



LOCATION

The pleasant market town of Wainfleet lies some 5 miles to the south west of Skegness, and within easy driving distance of the coast and the picturesque Lincolnshire Wolds. Wainfleet is home to the famous Batemans Brewery and is well served with bus and rail services. Local amenities include a Co-op, fish and chip shop, takeaway, post office and public houses.

ACCOMMODATION

ENTRANCE HALL

With pvc front entrance door, karndean flooring, access to loft space.

BEDROOM 1

3.67m x 4.35m (12'0" x 14'4")

With pvc bay window to the front elevation, karndean flooring, electric heater, fitted wardrobes.

BEDROOM 2

3.36m x 3.36m (11'0" x 11'0")

With pvc window to the rear elevation, electric heater.



BEDROOM 3

2.42m x 3.67m (7'11" x 12'0")

With pvc window to the side elevation.

SHOWER ROOM

1.95m x 2.33m (6'5" x 7'7")

Re-fitted with WC, pedestal hand basin, shower cubicle, tiled walls and floor, electric heater, extractor fan.

LOUNGE

3.66m x 4.37m (12'0" x 14'4")

With pvc bay window to the front elevation and pvc window to the side elevation, electric heater.

DINING KITCHEN

3.67m x 5.90m (12'0" x 19'5")

Re-fitted with wall and base units, worksurfaces with tiled splash backs, 1 1/2 bowl sink unit, integrated dishwasher, integrated microwave, integrated electric oven and electric hob, space for american style fridge freezer, karndean flooring, extractor fan, electric vertical radiator, patio doors leading into the Conservatory, and side door into the:-

UTILITY ROOM/PORCH

1.38m x 3.15m (4'6" x 10'4")

With space for washing machine, space for dryer, tiled floor and pvc door to the side elevation.

CONSERVATORY

2.81m x 2.91m (9'2" x 9'6")

Of pvc construction with windows all around, patio doors leading into the rear garden.

OUTSIDE

The front garden is majority laid to lawn with two driveways with ample parking. One driveway leading to the:-

GARAGE

With up and over door, light and power and window to the rear elevation.

Gated access via both sides of the property leads into the large rear garden being majority laid to lawn with plants and shrubbery and patio area for seating.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters. The property also benefits from a PIV unit (constant Posivatt Air Flow), a new roof to the bungalow (2022) and a new electric consumer unit (2022)

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 - 2024/25 - £1,899.96

AGENTS NOTE

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.





Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Newton Fallowell Skegness

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