



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



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£265,000

- BEAUTIFULLY PRESENTED & EXTENDED
- 16'5" LOUNGE & 12' CONSERVATORY
- MODERN KITCHEN & SHOWER ROOM
- STUDY / BEDROOM 4
- FREEHOLD
- UTILITY ROOM
- FRONT & REAR GARDENS
- BLOCK PAVED DRIVE
- SOLAR PANELS
- EPC RATING B
- COUNCIL TAX BAND B



A beautifully presented and extended 3/4 Bedroom Detached Bungalow in a lovely cul-de-sac location convenient for the local shops and the train station. The spacious accommodation includes an Entrance Hall, Kitchen, Lounge, Conservatory, Shower Room, Study/Bedroom 4 and a Utility Room. There are lawned gardens to the front and rear and a block paved driveway. The property benefits from pvc double glazing, oil fired central heating and 12 Solar Panels. EPC Rating B

ACCOMMODATION

Entrance is on the front elevation via a pvc door to the:-

HALLWAY

With radiator, access to roof space, built in storage cupboard with shelving and internal radiator, built in cloaks cupboard.

KITCHEN

3.30m x 2.33m (10'10" x 7'7")

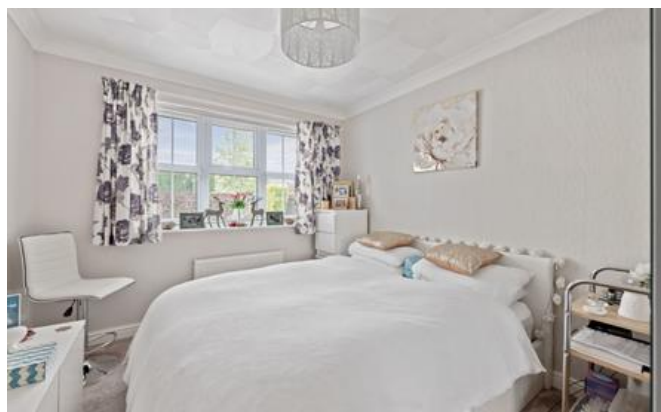
Fitted with a modern range of white base and wall units, wood effect worksurfaces with tiled splashbacks, stainless steel sink unit, built in electric oven with ceramic hob and chimney style extractor hood above, space and plumbing for washing machine, space for fridge freezer, radiator, pvc door to the rear elevation, pvc window to the front elevation.

LOUNGE

5.00m x 3.65m (16'5" x 12'0")

With pvc french doors with side screens into the Conservatory, T.V aerial point, radiator.





CONSERVATORY

3.70m x 3.65m (12'1" x 12'0")

On a brick base with pvc french doors to the garden, opaque roof with ceiling fan light, pvc windows and blinds.

SHOWER ROOM

2.17m x 1.76m (7'1" x 5'10")

With a new large shower enclosure with glass sliding doors and electric shower, tiled walls, hand basin with mixer tap over, high level W.C, opaque pvc window to the side elevation, vinyl flooring, chrome towel radiator.

BEDROOM 1

3.70m x 2.88m (12'1" x 9'5")

With pvc window to the rear elevation, radiator, T.V point.

BEDROOM 2

3.15m x 2.80m (10'4" x 9'2")

With pvc window to the front elevation with pretty view, radiator.

INNER HALL

With radiator, door to:-

UTILITY

2.10m x 1.40m (6'11" x 4'7")

With appliance spaces, oil fired central heating boiler (fitted approx 2021), electric fuses.

STUDY / BEDROOM 4

2.66m x 2.38m (8'8" x 7'10")

With pvc window to the front elevation, radiator, T.V point.

BEDROOM 3

3.26m x 2.66m (10'8" x 8'8")

With pvc window to the rear elevation, radiator (currently used as a studio)

OUTSIDE

To the front is a lawned garden with low level fencing, shrub borders and a block paved drive with gravelled borders.

Gates to either side of the house lead to the enclosed rear garden which offers a high degree of privacy and includes lawn, shrub borders, paved paths and a patio seating area.

GREENHOUSE

3.05m x 2.44m (10'0" x 8'0")

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators. The property benefits from 12 Solar Panels (owned) which provide lower energy bills.

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 - 2024/25 - £1662.46





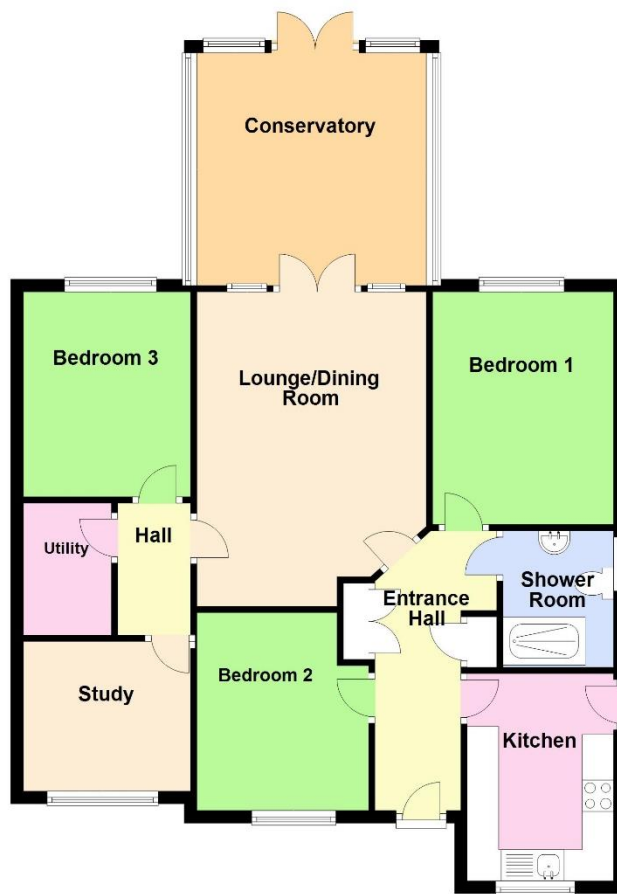
AGENTS NOTES

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.

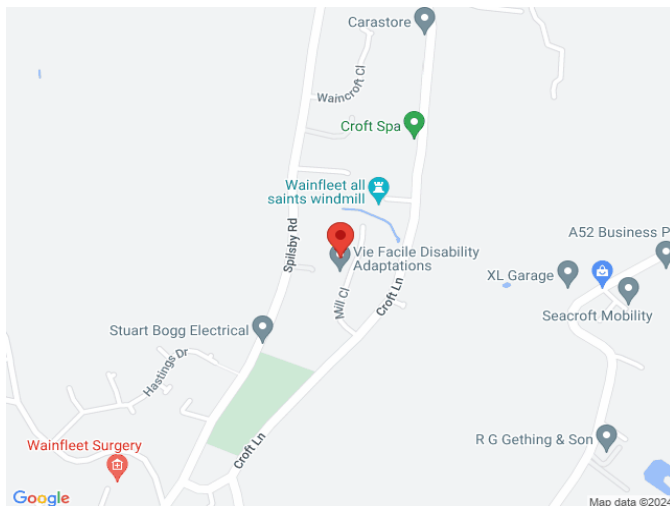
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Floorplan

Ground Floor
Approx. 93.2 sq. metres (1003.7 sq. feet)



Total area: approx. 93.2 sq. metres (1003.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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