



Sawubona, Vicarage Lane,
Wainfleet St.Marys, PE24 4JJ



3



1



2

Freehold

£289,950



Key Features

- SPACIOUS 3 BEDROOM DETACHED BUNGALOW
- TUCKED AWAY LOCATION
- LONG SWEEPING DRIVEWAY
- AMPLE PARKING
- LARGE MATURE GARDENS
- GARAGE & TIMBER OUTBUILDINGS
- EPC RATING D





A delightful 3 Bedroom Detached Bungalow tucked away off Vicarage Lane just a short walk to the centre of this popular Market Town which boasts a Train Station, Shops, Pubs and home to the famous Batemans Brewery. With Hallway, Lounge, Conservatory, Breakfast Kitchen, Utility Room, Shower Room. A long sweeping driveway leads to the gravelled parking area with ample parking, large mature rear garden, Garage and timber outbuildings. Oil central heating and pvc double glazing. Well worth viewing to appreciate this spacious property. EPC Rating D

LOCATION

The pleasant historic market town of Wainfleet lies approximately 5 miles to the south west of the popular east coast resort of Skegness and has both bus and train services. It lies within easy driving distance of both the sea and the picturesque Lincolnshire Wolds.

From Newton Fallowell office follow Roman Bank southwards through Lumley Square and into the Wainfleet Road (A52 to Boston). Take the first turning signposted into Wainfleet and in the Market Square turn left into High Street, continue over the level crossing and immediately right after crossing Haven Bridge into Low Road, turn right into Vicarage Lane and the property lies on the right hand side. Access is via a private driveway between Pinfold Lodge and 1 Vicarage Lane.

ACCOMMODATION

HALLWAY

With pvc entrance door, built in cupboard, access to roof space with pull down ladder, radiator.

LOUNGE

16' 0" x 11' 10"

With decorative fireplace surround (boarded up) radiator, pvc french doors and side screens to the:-

CONSERVATORY

21' 6" x 14' 0"

Of pvc construction on a low brick wall, pvc windows and doors, feature false ceiling with inset downlights, 2 radiators, tiled floor with underfloor heating.

BREAKFAST KITCHEN

13' 5" x 11' 0"

Fitted with a range of modern base and wall units with wooden worksurfaces, inset sink unit with mixer tap over, appliance space, built in eye level oven, inset gas hob (lpg) with extractor hood above, centre island, pvc window to the rear elevation, pvc door to the rear garden, space for large fridge freezer, archway to:-

UTILITY ROOM

8' 4" x 6' 7"

With plumbing for washing machine and dishwasher with worksurfaces and wall cupboards over, pvc door and side screen.

BEDROOM 1

10' 11" x 11' 3"

With pvc window to the rear elevation, radiator, built in wardrobes and top cupboards to one wall.





BEDROOM 2

10' 0" x 7' 7"

Currently used as an office with pvc window to the rear elevation, radiator.

BEDROOM 3

11' 11" x 9' 5"

With pvc window to the front elevation, radiator.

SHOWER ROOM

8' 5" x 6' 4"

With walk in shower with glass screen and direct shower, vanity unit with hand basin, comfort height W.C, radiator, opaque pvc window, built in airing cupboard housing the hot water cylinder, tiled walls and floor.

OUTSIDE

The property is approached over a long sweeping driveway off Vicarage Lane with double wrought iron gates to the front of the property which provides ample gravelled parking for several vehicles.

GARAGE

With up and over vehicle door, light and power, oil fired central heating boiler.

The large private gardens includes lawn, mature trees, seating areas, fruit trees, ornamental garden pond and provide a high degree of privacy.

There are a variety of outbuildings as follows:-

SUMMER HOUSE

With pvc sides

TIMBER SHED

TIMBER WORKSHOP

14' 7" x 7' 10"

TIMBER WORKSHOP



TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired 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 in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2024/25 - £1,821.76

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.

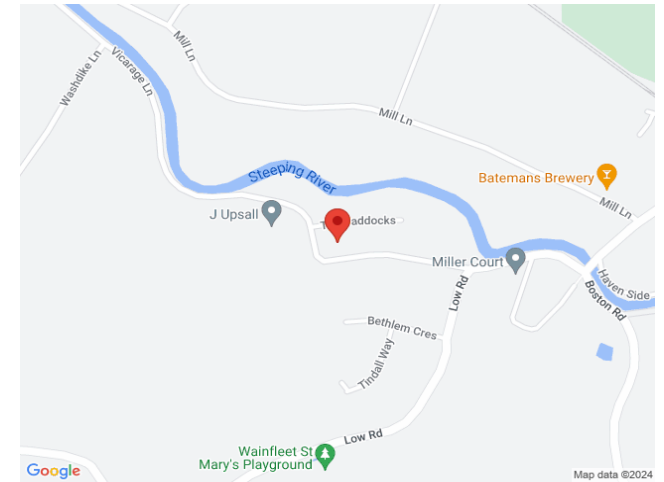




Floorplan



Total area: approx. 126.0 sq. metres (1356.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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