



77 High Street,  
Wainfleet All Saints, PE24 4BH



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**£150,000**

- CHARACTER COTTAGE
- VERY DECEPTIVE SIZED & WITH SUNNY REAR GARDEN WITH OFFICE & OUTBUILDING
- PVC DOUBLE GLAZING TO REAR
- LOVELY MARKET TOWN
- BUS & RAIL NEARBY
- ELECTRIC HEATING
- COUNCIL TAX BAND A
- FREEHOLD
- EPC RATING F



A good size three-bedroom character cottage located in a popular market town with bus and rail nearby. The accommodation comprises Lounge, Dining Kitchen, Utility, Cloakroom and Bathroom, pvc double glazing to rear, electric heating, rear garden with outbuildings and covered seating area. EPC Rating F

## LOCATION

Wainfleet is a popular small market town approximately 5 miles to the south west of Skegness and within easy driving distance of the coast and picturesque Lincolnshire Wolds with historic market towns. Wainfleet is well served by bus and rail and the property lies in the village centre convenient for all amenities in the conservation area.

From Newton Fallowell office follow Roman Bank southwards through Lumley Square and into the A52 Wainfleet Road and after approximately 5 miles take the first turning right to the centre of Wainfleet, through the Market Place and right into High Street and number 77 lies on the right hand side.

## ACCOMMODATION

### FRONT HALL

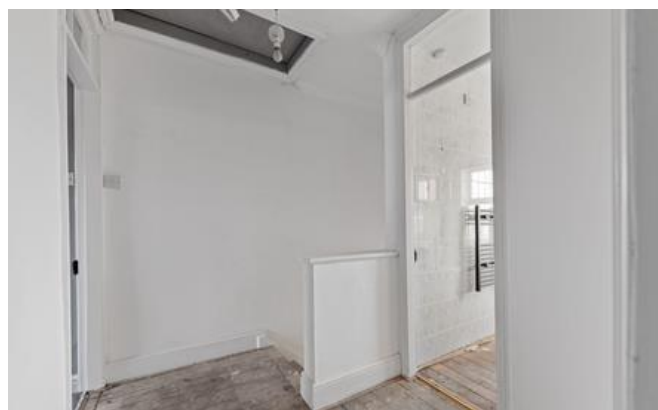
With entrance door.

### LOUNGE

13'10" x 12'8" (4.2m x 3.9m)

With electric storage heater, window to the front elevation, fireplace surround, original doors.





## DINING KITCHEN

14'8" x 10'6" (4.5m x 3.2m)

Fitted kitchen with a range of pine fronted base and wall cupboards, work surfaces with tiled splash backs, built under oven, 4 ring ceramic hob with cooker hood above, stainless steel sink unit, space for dishwasher, electric storage heater, space for fridge freezer, Pantry with shelving, tiled floor, original door.

## UTILITY ROOM

8'7" x 4'7" (2.6m x 1.4m)

With stainless steel sink unit, space for washing machine, base cupboards, pvc window, pvc door to the garden.

## CLOAKROOM

With toilet, hand basin, opaque pvc window.

## LANDING

With access to roof space.

## BEDROOM 1

12'9" x 10'2" (3.9m x 3.1m)

With secondary double glazed window to the front elevation, electric storage heater.

## BEDROOM 2

10'7" x 9'8" (3.2m x 2.9m)

With pvc window to the rear elevation, electric storage heater.

## BEDROOM 3

9'9" x 7'3" (3m x 2.2m)

With secondary double glazed window to the front elevation, electric storage heater.

## BATHROOM

7'7" x 8'0" (2.3m x 2.4m)

reducing to 1.42m (4'8") With bath with shower and screen over, hand basin, W.C, tiled walls, electric towel radiator, recessed built in airing cupboard housing the insulated hot water cylinder, opaque pvc window.



## OUTSIDE

A passage leads to the rear garden with paved sitting areas, lawn, decked sitting area, gazebo sitting area, cold water tap and feature well.

## OUTBUILDING

8'4" x 8'1" (2.5m x 2.5m)

With timber door, single glazed window, light and power.

## STORE

4'1" x 3'9" (1.2m x 1.1m)

Currently used for storage with timber door.

## TENURE

Freehold

## SERVICES

The property has mains electricity, water and drainage connected. Electric heating.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band A - 2024/25 - £1424.97

## VIEWING

By prior appointment with Newton Fallowell office in Skegness.

## AGENTS NOTES

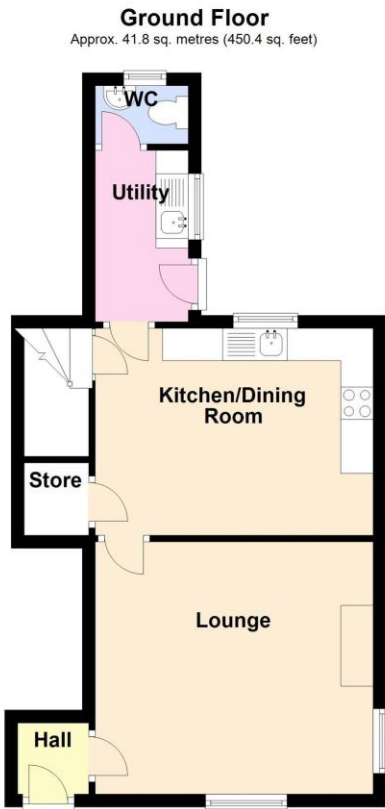
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These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither 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. 80.9 sq. metres (870.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



Newton Fallowell Skegness

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