



4 Waincroft Close,
Wainfleet All Saints, PE24 4LH



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£179,500

- CONVENIENT FOR SHOPS & TRAIN STATION
- CUL-DE-SAC LOCATION
- 2 BEDROOMS
- KITCHEN DINER
- GRAVELLED DRIVE
- GARAGE
- FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND B



NO CHAIN. A two bedroom detached bungalow in the popular market town of Wainfleet convenient for local shops and the Railway Station. The accommodation comprises Entrance Hall, Lounge, Dining Kitchen, 2 Bedrooms and a Bathroom. Outside is a gravelled drive leading to a Garage with a lawned garden to the rear. The property benefits from pvc double glazing and oil fired central heating. EPC Rating D

ACCOMMODATION

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

ENTRANCE HALL

Being 'L' shaped with radiator, built in cupboard, access to roof space with pull down ladder.

LOUNGE

4.19m x 3.45m (13'8" x 11'4")

With pvc window to the front elevation, radiator.

KITCHEN DINER

5.27m x 2.28m (17'4" x 7'6")

Fitted with base and wall units, worksurfaces with tiled splashbacks, built in oven with electric hob and cooker hood above, inset 1/2 bowl sink unit, pvc windows to the front and side elevations, pvc door to the side elevation, radiator, space for table.



BEDROOM 1

4.49m x 2.84m (14'8" x 9'4")

With pvc window to the rear elevation, radiator, built in wardrobe.

BEDROOM 2

2.88m x 2.38m (9'5" x 7'10")

With pvc window to the rear elevation, radiator.

BATHROOM

1.91m x 1.68m (6'4" x 5'6")

With panelled bath with Triton electric shower and screen over, W.C, hand basin, heater towel radiator, pvc window to the side elvation.

OUTSIDE

To the side is a gravelled drive leading to the garage and paved paths lead around.

GARAGE

5.76m x 3.03m (18'11" x 9'11")

With vehicle door, pvc personnel door to the rear garden.

The rear garden is lawned with a paved seating area. Screened oil tank.



TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired 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 B - 2024/25 - £1,627.34

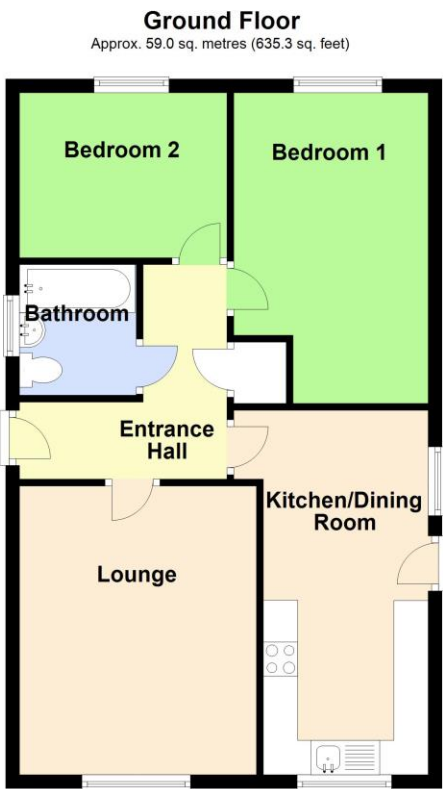
AGENTS NOTES

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.

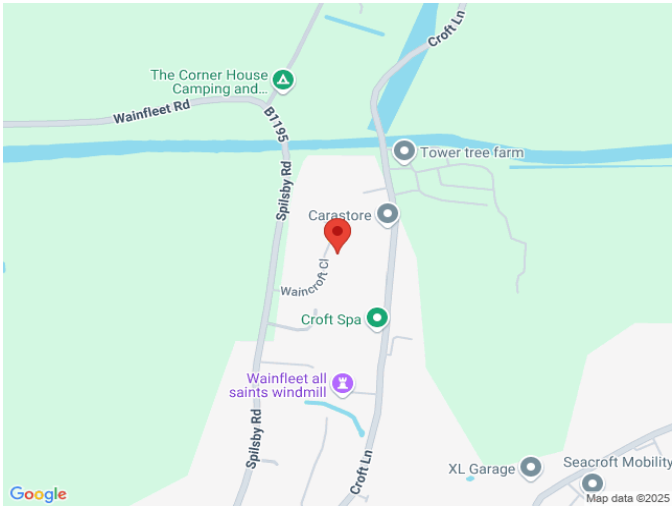
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Floorplan



Total area: approx. 59.0 sq. metres (635.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84.8
69-80	C		
55-68	D	61.0	
39-54	E		
21-38	F		
1-20	G		



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