



78 Wainfleet Road, Skegness  
Lincs, PE25 3RG



5



1



2

**£149,950**

- NO CHAIN
- CLOSE TO TOWN CENTRE
- 3 STOREY HOUSE
- 24' LOUNGE DINER
- REAR YARD
- GAS CENTRAL HEATING
- FREEHOLD
- EPC RATING D



NO CHAIN. A 3 storey, 5 Bedroom mid terrace house just a few minutes walk from Skegness town centre. With Entrance Hall, 24' Lounge Diner, Kitchen, 3 Bedrooms and Bathroom to the first floor and two further Bedrooms to the second floor. There is an enclosed front garden and an enclosed yard to the rear with access to the service road. The property benefits from gas central heating. EPC Rating D

### ACCOMMODATION

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

### HALLWAY

With stairs to the first floor with cupboard under, radiator, pvc door to the rear yard.

### LOUNGE & DINING ROOM 7.39m x 3.36m (24'2" x 11'0")

With walk in pvc bay window to the front elevation, decorative fireplace surround with inset electric fire, two radiators, and pvc window to the rear elevation.







### **KITCHEN 3.4m x 2.73m (11'2" x 9'0")**

With a range of wood effect base units with worksurfaces and tiled splashbacks over, inset stainless steel sink unit, built under oven with ceramic hob and chimney extractor hood above, spaces for washing machine and tumble dryer, wall mounted Ideal gas central heating boiler, pvc window to the side elevation.

### **1ST FLOOR LANDING**

With stairs leading to the 2nd floor with cupboard under,

### **BEDROOM 1 4.23m x 3.64m (13'11" x 11'11")**

With 2 pvc windows to the front elevation, radiator.

### **BEDROOM 2 3.63m x 2.53m (11'11" x 8'4")**

With pvc window to the rear elevation, radiator.

### **BEDROOM 5 2.82m x 2.5m (9'4" x 8'2")**

With pvc window to the rear elevation, radiator.

### **BATHROOM 2.01m x 1.82m (6'7" x 6'0")**

Fitted with a panelled bath with shower attachment and screen over, pedestal hand basin, W.C, heated towel radiator, tiled walls, opaque pvc window to the side elevation.

### **2ND FLOOR LANDING**

### **BEDROOM 3 4.55m x 3.05m (14'11" x 10'0")**

With skylight window, radiator, access to eaves roof space.

### **BEDROOM 4**

**3.13m x 2.83m (10'2" x 9'2")**

With pvc window to the front elevation, radiator.



## OUTSIDE

To the front is a small garden area enclosed by fencing and a handgate opens onto a path leading to the front door.

To the rear is a yard area with 2 attached STORES and a gate leading out onto the rear service road.

## TENURE

Freehold.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas 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

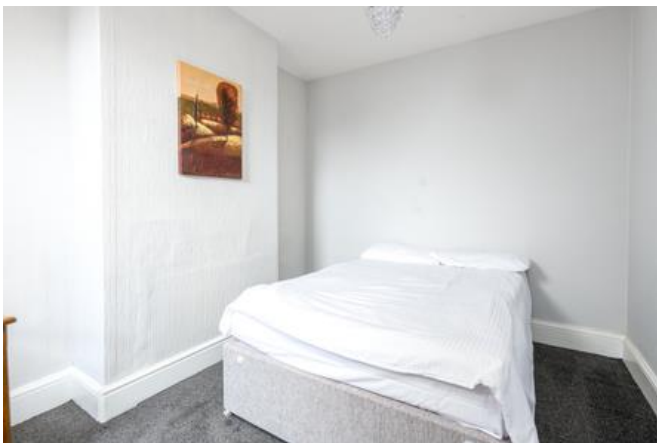
Charging Authority – East Lindsey District Council

Band A - 2024/25 - £1442.67

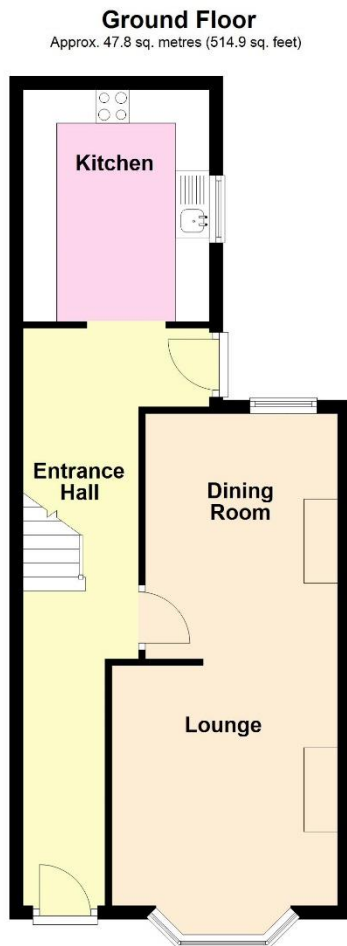
## AGENTS NOTES

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.

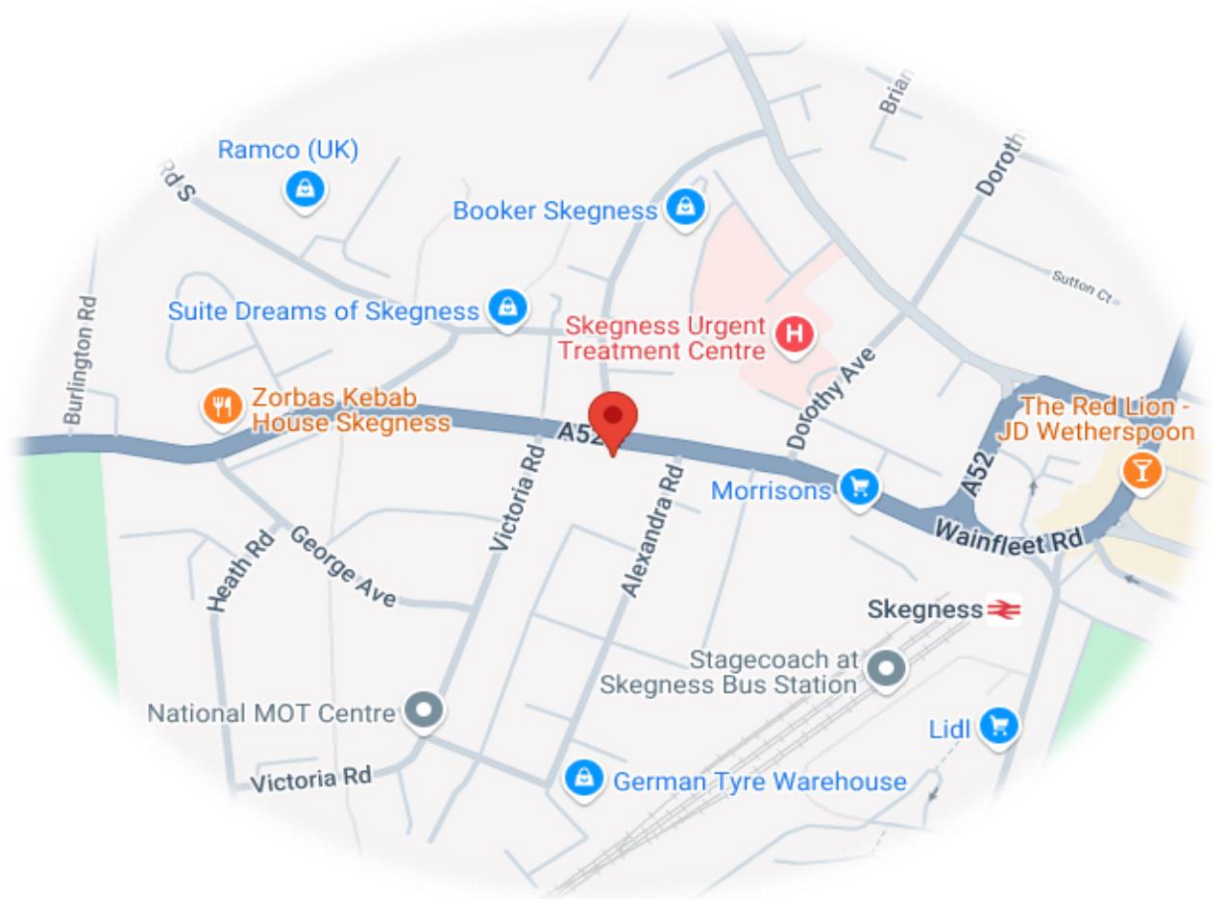






Total area: approx. 125.0 sq. metres (1345.9 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		