



82 Wainfleet Road, Skegness,
Lincs, PE25 3RG



£154,995 ** STAMP DUTY & LEGAL FEES PAID **

- NO CHAIN
- CLOSE TO TOWN CENTRE
- 3 STOREY TOWN HOUSE
- 25' LOUNGE DINER
- FREEHOLD
- RE-FITTED KITCHEN WITH
ADDITIONAL COOKING AREA
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- EPC RATING D



NO CHAIN. A 3 storey, 5 Bedroom mid terrace House just a few minutes walk from Skegness town centre. With Entrance Porch, Hall, 25ft Lounge Diner, modern re-fitted Kitchen and Utility Kitchen. 3 Bedroom and Bathroom to the first floor with a further 2 Bedrooms to the Second Floor. Gas central heating, small front garden and rear yard with W.C. Ready to move in with new floor coverings and decoration. EPC Rating D

ACCOMMODATION

Entrance is on the front elevation via a pvc door with canopy over to a LOBBY with single glazed door to the:-

HALL

With stairs leading off, 2 radiators, built in cupboard, pvc door to the rear yard.

LOUNGE DINER

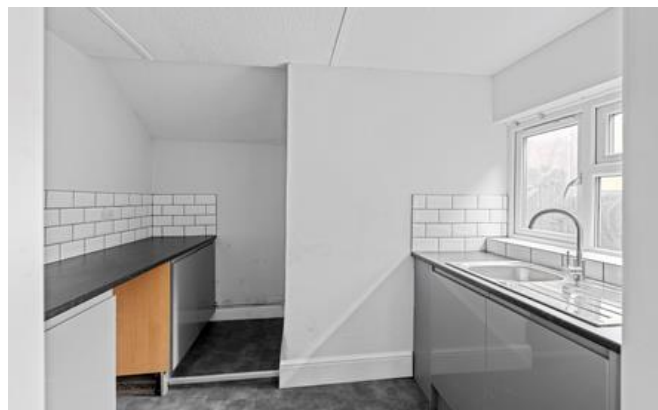
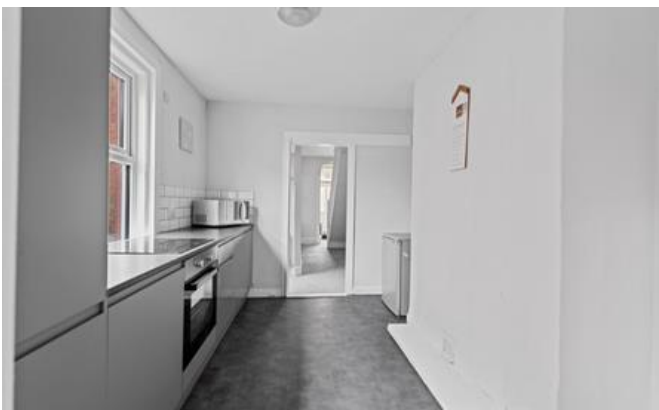
7.79m x 3.42m (25'7" x 11'2")

With pvc bay window to the front elevation, 2 radiators, pvc window to the rear elevation, fire surround with inset electric fire.

KITCHEN

3.42m x 2.83m (11'2" x 9'4")

Re-fitted with a modern range of base and wall units, worksurfaces with tiled splashbacks, built under oven with ceramic hob above, tall unit housing a wall mounted Viessmann gas central heating boiler, pvc window to the side elevation and opening to:-



UTILITY KITCHEN

2.78m x 2.64m (9'1" x 8'8")

maximum. With base units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, space for washing machine, pvc window to the side elevation.

FIRST FLOOR LANDING

With access to roof space, stairs to second floor with cupboard under.

BEDROOM 1

4.59m x 3.61m (15'1" x 11'10")

With 2 pvc windows to the front elevation, radiator.

BEDROOM 2

3.62m x 2.8m (11'11" x 9'2")

With pvc window to the rear elevation, radiator.

BEDROOM 3

2.85m x 2.62m (9'5" x 8'7")

With pvc window to the rear elevation, radiator.

BATHROOM

1.88m x 1.82m (6'2" x 6'0")

With panelled bath with mixer tap and shower attachment over, screen door, pedestal hand basin, W.C, radiator, pvc window to the side elevation.

2ND FLOOR LANDING

with radiator, skylight window.

BEDROOM 4

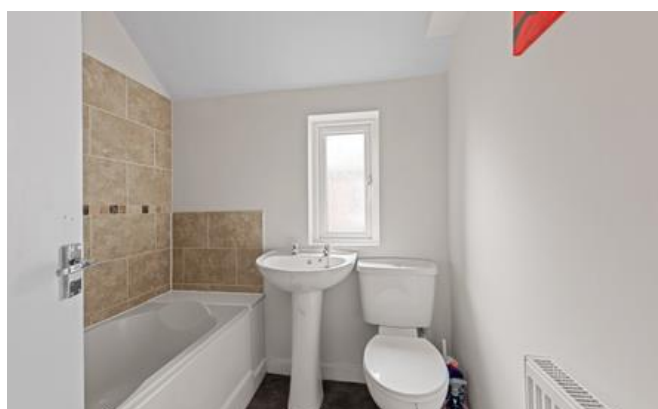
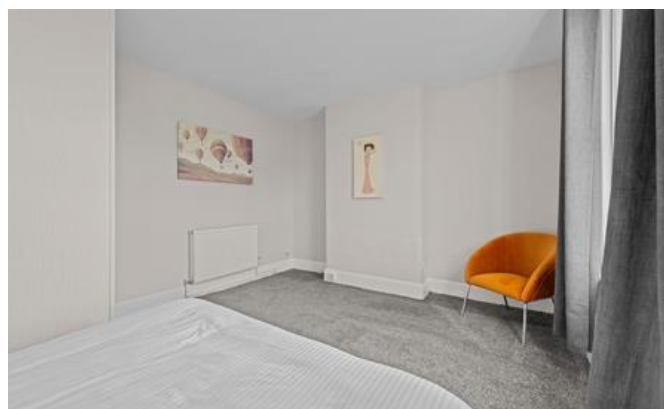
4.57m x 3.07m (15'0" x 10'1")

With Velux window to the rear elevation, radiator.

BEDROOM 5

3.62m x 2.85m (11'11" x 9'5")

With pvc window to the front elevation, radiator.



OUTSIDE

To the front is a small garden with path to the front door. To the rear is a yard with access from a rear service road off Grantham Drive.

W.C

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- 2025/26 - £1,494.32

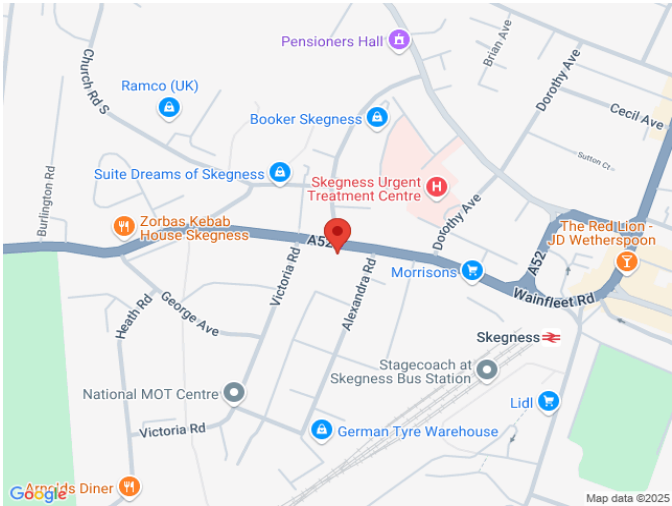
AGENTS NOTES

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		