



Tindall Way, Wainfleet St.Marys



Freehold

£249,950



Key Features

- MODERN & WELL PRESENTED
- POPULAR SMALL MARKET TOWN
- LOUNGE & DINING KITCHEN
- 2 MODERN SHOWER ROOMS
- DRIVE & GARAGE
- PRIVATE REAR GARDEN
- OIL FIRED CENTRAL HEATING
- EPC RATING E



A modern and very well presented 2 Bedroom Detached Bungalow situated on the outskirts of this popular small market town which boasts its own Brewery, Train Station and local shops.

The accommodation comprises Entrance Hall, Lounge, modern Kitchen, 2 re-fitted Shower Rooms and a Garage with Utility space. With a front lawned garden and a tarmac drive and the enclosed rear garden offers a high degree of privacy. The property benefits from oil fired central heating and pvc double glazing. EPC Rating E





ACCOMMODATION

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

HALL

With radiator, 2 built in cupboards, access to roof space.

LOUNGE

4.96m x 3.37m (16'4" x 11'1")

With pvc window to the front elevation further pvc window to the side elevation, modern anthracite grey radiator, decorative fireplace surround with inset electric fire.



DINING KITCHEN

3.77m x 3.36m (12'5" x 11'0")

Fitted with a range of modern high gloss base and wall units, worksurfaces with tiled splashbacks, inset ceramic sink unit with mixer tap over, space for electric oven with extractor hood above, space and plumbing for dishwasher, space for undercounter fridge, pvc window to the rear elevation, door to:-

REAR LOBBY

With radiator, pvc door to the rear garden, door to garage and door to:-

SHOWER ROOM 2

2.19m x 1.7m (7'2" x 5'7")

With tiled shower enclosure with glass screen door, pedestal hand basin, W.C, modern anthracite grey radiator, pvc window to the rear elevation.



BEDROOM 1

4.58m x 2.79m (15'0" x 9'2")

With pvc window to the rear elevation, radiator.

BEDROOM 2

3.07m x 2.76m (10'1" x 9'1")

With pvc window to the front elevation, radiator.

SHOWER ROOM 1

2.76m x 1.75m (9'1" x 5'8")

With large walk in shower enclosure with anti-slip tray, a vanity unit with counter sunk hand basin and W.C with concealed cistern, beautifully tiled walls and floor, opaque pvc window to the side elevation, modern anthracite grey towel radiator.

INTEGRAL GARAGE

5.62m x 2.67m (18'5" x 8'10")

Currently used as a Utility Room and Store. With up and over vehicle door, space and plumbing for washing machine, Worcester oil fired central heating boiler, access to roof space.

OUTSIDE

To the front is a lawned garden with flower borders and paved paths. A tarmac drive provides for parking in front of the Garage.

A side gate opens onto the enclosed rear garden which offers a high degree of privacy and includes a paved patio with a pergola, lawn, shrub and flower beds, gravelled area with inset trees, ornamental pond, timber garden shed and oil tank.

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 office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2025/26 - £1,933.88

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. 89.3 sq. metres (961.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

 **NEWTONFALLOWELL**

Newton Fallowell Skegness

01754 766061
skegness@newtonfallowell.co.uk