



Country Breezes, St Michaels Lane,  
Wainfleet St.Marys, PE24 4HB



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£267,500 FREEHOLD



## Key Features

- EXTREMELY WELL PRESENTED
- 3/4 BEDROOM DORMER
- MODERN & SPACIOUS
- LOTS OF PARKING
- DETACHED GARAGE
- 2 SHOWER ROOMS
- GROUND FLOOR BEDROOM
- LAWNED GARDEN
- READY TO MOVE INTO
- EPC RATING D





An extremely well presented and deceptively spacious 3/4 bedroom detached dormer bungalow with lawned rear garden, parking for approx. 7 cars and a detached Garage. Situated on the outskirts of this popular small market town which provides shopping facilities and a train station and just a short drive away from the coastal resort of Skegness. The accommodation comprises Entrance Hall, modern fitted Kitchen, Lounge, Dining Room/Bedroom 4, shower room and Bedroom. To the first floor are two further Bedrooms, Shower Room and useful landing area with ample storage. The property benefits from pvc double glazing and oil fired central heating. Viewing is essential to appreciate this "ready to move in" home. EPC Rating D







## ACCOMMODATION

Entrance is on the side elevation via a composite door with glazed screen opening into the:-

## HALL

With radiator, built in cupboard housing the hot water cylinder, stairs to the first floor.

## KITCHEN

2.79m x 2.39m (9'2" x 7'10")

Fitted with a range of modern shaker style base and wall units, work surfaces and tiled splashbacks, built in oven with induction hob and extractor fan above, integrated fridge freezer, space and plumbing for washing machine, pvc windows to the front and side elevations.

## LOUNGE

5.16m x 3.68m (16'11" x 12'1")

With a pvc window to the front elevation, 2 radiators, chimney recess with inset multi-fuel burner and wooden mantle above.

## SHOWER ROOM

With corner shower enclosure with rainfall shower attachment and curved screen doors, vanity unit with countersunk hand basin and W.C with concealed cistern, ladder towel radiator, opaque pvc window to the side elevation, tiled walls and floor.

## DINING ROOM / BEDROOM 4

2.77m x 2.69m (9'1" x 8'10")

With a pvc to the rear elevation overlooking the garden, radiator.



## BEDROOM 1

3.63m x 3.3m (11'11" x 10'10")

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

## FIRST FLOOR LANDING

With radiator, a range of built in wardrobe cupboards to one wall providing ample storage space.

## BEDROOM 2

3.35m x 3.23m (11'0" x 10'7")

With pvc window to the side elevation, radiator. Reduced headroom to part sloping ceiling.

## BEDROOM 3

3.58m x 2.82m (11'8" x 9'4")

With pvc window to the side elevation, radiator, access to eaves storage space. Reduced headroom to part sloping ceiling.

## SHOWER ROOM

With corner tiled shower enclosure with electric shower and corner entry doors, hand basin set on a vanity unit, W.C, radiator. Reduced headroom to part sloping ceiling.

## OUTSIDE

To the front is a concrete drive and an additional gravelled area in front of the property providing space for around 7 vehicles and leading to the:-

## DETACHED GARAGE

16'11" x 10'5" (5.2m x 3.2m)

With up and over vehicle door, light and power connected, access to boarded loft space, side entrance door and being divided into two parts with an inner door to the:-

## OFFICE / STORE

10'5" x 6'8" (3.2m x 2m)

With opaque pvc windows to the side and rear elevations.

The good size rear garden includes lawn, paved sitting areas, shrub and flower borders, oil central heating boiler 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.

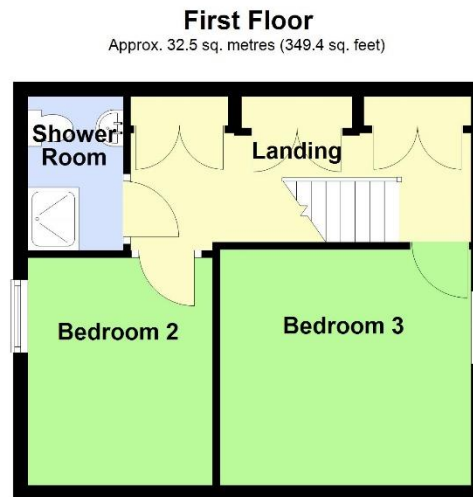
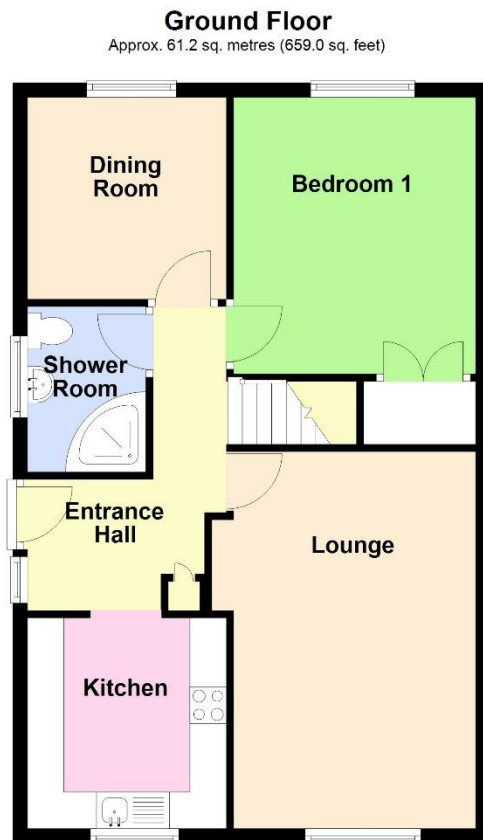
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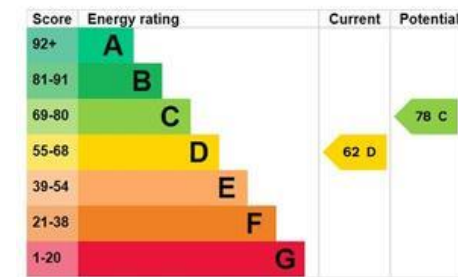




# Floorplan



Total area: approx. 93.7 sq. metres (1008.3 sq. feet)



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