



25 Spilsby Road, Wainfleet,
Skegness, PE24 4LN



4



2



1

£499,950 Freehold.



Key Features

- No Chain
- Substantial Dormer Bungalow
- Refurbished To A High Standard
- Ample Parking & Double Garage
- 21' Lounge, 30' Kitchen Diner, Utility
- 3 Gr Floor Bedrooms & Bathroom
- 20' Master Bedroom with Juliette Balcony, Shower Room & Walk in Wardrobe to First Floor.
- Large Lawned Garden with Hot Tub
- EPC Rating E



NO CHAIN. A substantial 4 Bedroom detached dormer bungalow which has been extended and refurbished to a very high standard by the present owner. Situated in the popular small Market Town of Wainfleet all Saints the property is just a short walk away from the local facilities and Train Station. The accommodation comprises Entrance Hall, 21' Lounge, 30' Kitchen Diner with entertainment system and patio doors to the rear garden, Utility Room, 3 double Bedrooms and family Bathroom to the ground floor and a 20' Master Bedroom, Walk in Wardrobe and Shower Room to the first floor. Standing on a large plot (approx 0.29 acre) with granite chipped drive providing ample parking, 21' x 20' double Garage with W.C/Utility at the rear and a large lawned rear garden with Hot Tub. Viewing is essential to appreciate the size and presentation this property has to offer. EPC Rating E







ACCOMMODATION

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

HALLWAY

With Kardean flooring, decorative wall panelling, oak doors leading off, 2 radiators.

BEDROOM 2

4.71m x 3.6m (15'6" x 11'10")

maximum into bay. With pvc bay window to the front elevation, radiator, downlights to ceiling.



BEDROOM 3

3.92m x 3.46m (12'11" x 11'5")

With pvc window to the side elevation, radiator, downlights to ceiling.

BEDROOM 4

3.94m x 3.93m (12'11" x 12'11")

With pvc window to the side elevation, radiator, downlights to ceiling.

LOUNGE

6.57m x 3.99m (21'7" x 13'1")

maximum into bay. With walk in pvc bay window to the front elevation, 2 further pvc windows to the side elevation, 2 radiators, feature fireplace with inset wood burning stove set on a tiled hearth, media wall unit with T.V aerial point., downlights to ceiling.



KITCHEN DINER

9.15m x 3.51m (30'0" x 11'6")

Fitted with a modern range of high gloss base and wall units, quartz worksurfaces and upstands with tiled splashbacks above, inset sink unit with grooved drainer and mixer tap, built in wine cooler, a bank of tall units house 2 Neff ovens and a Neff Microwave grill with warming drawer below, space for a large american style fridge freezer, induction hob with extractor hood above, integrated dishwasher, pvc window to the rear elevation.

To the dining area are double sliding patio doors opening out onto the rear garden, built in seating area, pvc window to the side elevation, home entertainment system with projector screen and speakers, downlights to ceiling and Karndean flooring.

UTILITY ROOM

2.55m x 1.3m (8'5" x 4'4")

With tall larder cupboard, spaces for washing machine and dryer, built in cupboard housing the hot water cylinder, pvc window to the side elevation, radiator.

BATHROOM

3.9m x 2.22m (12'10" x 7'4")

Beautifully fitted with a corner bath, hand basin in a vanity unit, W.C, large walk in shower enclosure with glass screen door and rainfall shower head, chrome vertical radiator, heated towel radiator, pvc window to the side elevation, tiled walls and karndean flooring.

FIRST FLOOR LANDING

With access to eaves storage space.

MASTER BEDROOM

6.4m x 3.8m (21'0" x 12'6")

With pvc double glazed patio doors opening out to a JULIETTE BALCONY with beautiful open countryside views, 2 pvc Velux windows, 2 radiators.

WALK IN WARDROBE / STORE

2.53m x 1.42m (8'4" x 4'8") With radiator.

SHOWER ROOM

3.02m x 2.31m (9'11" x 7'7")

With walk in tiled shower enclosure with rainfall shower head, W.C, hand basin in a vanity unit, heated towel radiator, tiled floor, pvc Velux window.

OUTSIDE

The property is bordered by a low wall with brick pillars leading to an extensive granite chipped drive providing ample parking and a lawned garden to the side.

The drive extends down the side of the property leading to the:-

DOUBLE GARAGE

6.46m x 6.4m (21'2" x 21'0")

With electric roller shutter door, light and power connected.

A gate to the side opens onto a large rear garden which is enclosed by fencing and being predominantly lawned with paved patio seating area and paved paths. To the rear of the garden is a further paved area with covered Gazebo housing a Hot Tub.

At the rear of the Garage is a

OUTSIDE W.C

2.21m x 2.14m (7'4" x 7'0")

With utility area.



TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an electric 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 C- 2025/26 - £1962.36

AGENTS NOTES

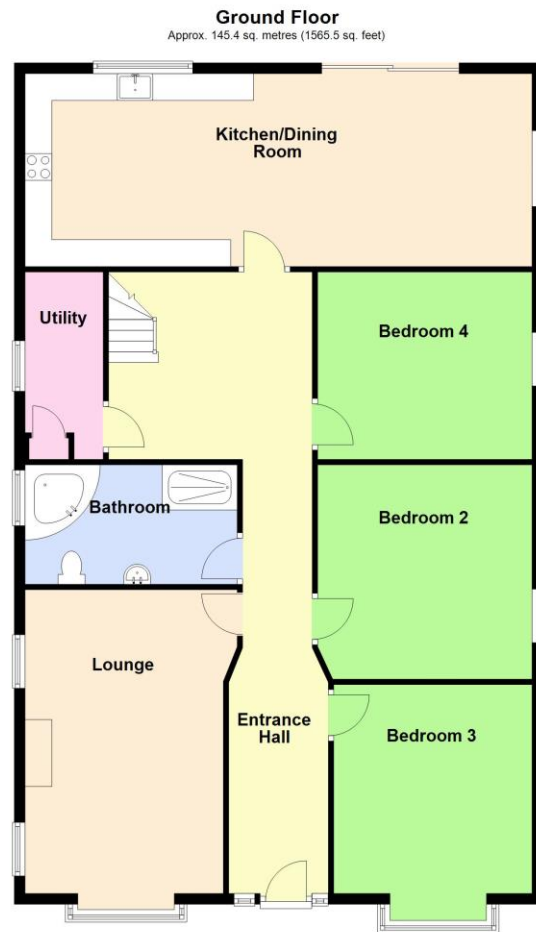
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot 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. 207.7 sq. metres (2235.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	52 E	
21-38	F		
1-20	G		

NEWTONFALLOWELL

Newton Fallowell Skegness

01754 766061
skegness@newtonfallowell.co.uk