



Bramley House, Low Road,
Wainfleet St.Marys, PE24 4HS

 4  2  2

£269,950



Key Features

- WELL PRESENTED & SPACIOUS
- UTILITY & CONSERVATORY
- 2 BATHROOMS
- GARAGE & DRIVEWAY
- FRONT & REAR GARDENS
- 3 SHEDS, SUMMERHOUSE & GREENHOUSE
- EPC RATING TBC
- FREEHOLD
- COUNCIL TAX BAND D





A well presented and spacious 4 Bed Detached House with Garage. The accommodation comprises Entrance Hallway, Kitchen, Utility Room, 2 Bedrooms, Jack 'n' Jill Bathroom, Lounge and Conservatory to the ground floor with 2 Bedrooms and family Bathroom to the first floor. With front and rear gardens and Driveway providing parking for several vehicles. In a convenient location close to the Railway Station, local schools and amenities. EPC Rating TBC

ACCOMMODATION

STORM PORCH

With composite door to:-

LOBBY

With radiator, glazed door to:-

HALL

With radiator, cloaks cupboard, stairs off with stair lift and access to loft ladder.

BEDROOM 3 3.99m x 3.07m (13'1" x 10'1")

With pvc window to the front elevation, radiator.

KITCHEN 3.19m x 2.45m (10'6" x 8'0")

With wall and base unit, worksurfaces with tiled splash backs, 1 1/2 stainless steel sink unit, built in oven, electric hob and extractor hood above, space for fridge freezer, radiator, pvc window to the front elevation.

UTILITY ROOM 1.45m x 3.43m (4'10" x 11'4")

With wall and base units, worksurfaces with tiled splash backs, stainless steel sink unit, plumbing for washing machine, space for dryer, opaque pvc window and pvc door to the side elevation, door into the Garage.

JACK 'N' JILL SHOWER ROOM

1.59m x 2.14m (5'2" x 7'0")

With WC, vanity unit with wash basin, shower enclosure with Triton electric shower, tiled walls, radiator, opaque pvc window to the side elevation, door to the Hallway and further door into the Bedroom:-

BEDROOM 1 3.63m x 3.38m (11'11" x 11'1")

With pvc window to the rear elevation, built in fitted wardrobes, radiator.

LIVING ROOM 3.32m x 5.64m (10'11" x 18'6")

With 2 opaque pvc windows to the side elevations, 2 radiators, sliding patio doors into:-

CONSERVATORY 2.25m x 3.11m (7'5" x 10'2")

Of pvc construction with pvc windows all around and pvc door into the rear garden.

LANDING

With 2 pvc windows with views to the fields, radiator.

BEDROOM 4 2.53m x 1.83m (8'4" x 6'0")

With pvc window to the front elevation, radiator.

BATHROOM 2.52m x 1.75m (8'4" x 5'8")

With panelled bath with tiled surround, pedestal hand basin, WC, radiator, opaque pvc window to the front elevation.

BEDROOM 2 3.67m x 2.75m (12'0" x 9'0")

With pvc window to the front elevation, radiator.





OUTSIDE

The front garden has gated entrance leading onto a gravelled driveway providing parking for several vehicles. Being fenced around with lawned area.

INTEGRAL GARAGE

Being 23' long with up and over door, light and power, plumbing for washing machine, housing the Worcester oil fired central heating boiler.

A gate leads into the rear garden being fenced all around with lawned areas, patio for seating, 3 Sheds, Summerhouse and Greenhouse, outside electric points, outside lights, outside tap, CCTV system with 5 cameras.

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 D - 2025/26 - £2,175.61



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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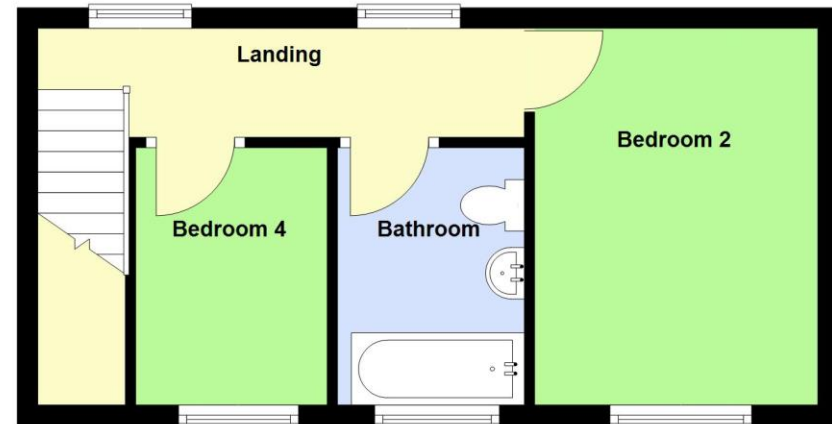
Ground Floor

Approx. 83.9 sq. metres (903.6 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



Total area: approx. 111.7 sq. metres (1201.9 sq. feet)

