



14 Tindall Way, Wainfleet St.Marys,  
Skegness, Lincs, PE24 4EY



3



2



2



£255,000



## Key Features

- En-Suite Master Bedroom
- Lounge & Conservatory
- Kitchen & Utility
- Drive & Garage
- Pretty Gardens
- Solar Panels
- Air Sourced Heating
- Popular market Town
- EPC Rating F
- Freehold





A modern 3 Bedroom Detached Bungalow with En-suite and Conservatory situated in the popular Market Town on Wainfleet just a short walk from local facilities and the Train Station. Internally the property comprises an Entrance Hall, fitted Kitchen and Utility Room, Lounge, Conservatory, master Bedroom with En-Suite Shower Room, 2 further Bedrooms and a Bathroom. There are pretty lawned gardens to the front and rear, a tarmac drive and Garage. Benefiting from air source heating and Solar Panels. Viewing is essential to appreciate this well presented Bungalow. EPC Rating F







## ACCOMMODATION

Entrance is on the front elevation via an OPEN PORCH with exterior light and composite door with matching side panel opening to the:-

## ENTRANCE HALL

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

## KITCHEN

3.12m x 2.73m (10'2" x 9'0") Fitted with a modern range of base and wall units, worksurfaces with tiled splashbacks, 1 1/2 bowl ceramic sink unit with mixer tap over, wall unit housing a built in oven and microwave, inset ceramic hob with concealed extractor hood, appliance space, breakfast bar with radiator below, pvc window to the front elevation and arched opening to the-

## UTILITY AREA

2.25m x 1.58m (7'5" x 5'2") With base and wall units, worksurfaces and splashbacks to match the kitchen, plumbing for washing machine, extractor fan, appliance space, pvc window and composite door to the side elevation.

## LIVING ROOM

5.70m x 4.03m (18'7" x 14'1") With pvc window to the side elevation, internal glazed window overlooking the hallway, 2 radiators, recessed fireplace with log burning stove, pvc french doors opening onto the:-

## CONSERVATORY

4.43m x 2.48m (14'5" x 8'1") Of pvc construction on a low brick wall with opaque polycarbonate roof, 2 radiators, pvc door to the rear garden.



## BEDROOM 1

4.28m x 2.94m (14'0" x 9'7") With a pvc window to the front elevation, radiator, door to:-

## EN-SUITE SHOWER ROOM

2.54m x 1m (8'4" x 3'4") With shower enclosure, W.C, pedestal hand basin, tiled walls and floor, radiator, opaque pvc window to the side elevation.

## BEDROOM 2

3.87m x 2.77m (12'8" x 9'1") With pvc window to the rear elevation, radiator.

## BEDROOM 3

2.77m x 2.55m (9'1" x 8'5") With pvc window to the side elevation, radiator.

## BATHROOM

2.55m x 1.57m (8'5" x 5'2") Fitted with a panelled bath with mixer tap and shower attachment, glass screen, W.C, pedestal hand basin, radiator, extractor, tiled walls and floor, opaque pvc window to the side elevation.

## OUTSIDE

To the front is a lawned garden with pretty shrub and flower borders and a paved path leads to the front door. A tarmac drive to the side leads to the:-

## GARAGE

4.99m x 2.56m (16'5" x 8'5") With up and over vehicle door, light and power connected.

A timber gate to the side opens onto the side garden which occupies a timber garden shed and space for bins etc.

The pretty enclosed rear garden includes a lawned area with inset stepping stones, flower and shrub borders, paved patio seating area, 2 Summerhouses and a Greenhouse.

## TENURE

Freehold.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump. The property also benefits from Solar Panels

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## ENERGY RATING

The agents note that since the EPC was produced Solar Panels and air source heating has been installed.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band C - 2025/26 - £1933.88

## 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.

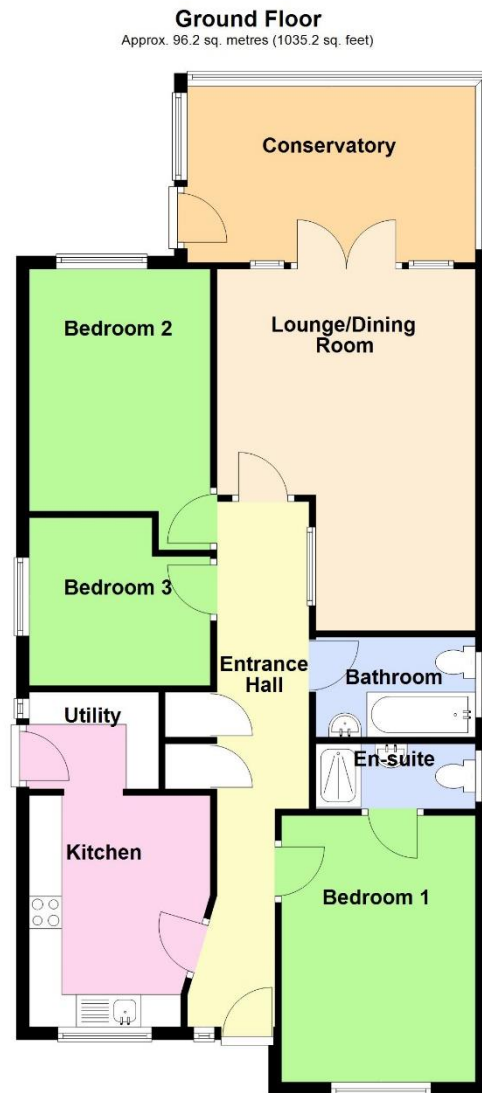








# Floorplan



Total area: approx. 96.2 sq. metres (1035.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

 **NEWTONFALLOWELL**

Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk