



6 Market Place, Wainfleet,  
Skegness, Lincs, PE24 4BT



**£139,950**

- CHARMING END OF TERRACE
- CLOSE TO TRAIN STATION
- POPULAR MARKET TOWN
- LOUNGE & DINING ROOM
- KITCHEN
- 2 BEDROOMS
- FREEHOLD
- EPC RATING D



A charming 2 Bedroom end of terrace house lying in the heart of the popular Market Town of Wainfleet all Saints convenient for all the local facilities and the train station. Internally the accommodation comprises Dining Room, Kitchen, Lounge, 2 Bedrooms and Bathroom. There is a small passageway to the rear. The property lies within the Conservation Area and parking is available outside the property or in the Market Place opposite. EPC Rating D

## ACCOMMODATION

Entrance is on the front elevation via a timber and glazed door to the:-

## DINING ROOM

3.81m x 3.66m (12'6" x 12'0")

With a sash window to the front elevation, radiator, tiled flooring, door to:-

## KITCHEN

4.15m x 3.44m (13'7" x 11'4")

With base and wall units, worksurfaces with tiled splashbacks to part, inset 1 1/2 bowl sink unit, space for a range cooker, space for fridge freezer, plumbing for washing machine, 3 skylight windows and door to the rear.

## LOUNGE

6.06m x 4.33m (19'11" x 14'2")

With sash window to the front elevation and further pvc window to the rear elevation, radiator, stairs to the first floor with store cupboard under.





## FIRST FLOOR LANDING

Proving a spacious area with large built in cupboard, access to roof space, 2 pvc windows to the rear elevation.

## BEDROOM 1

4.26m x 3.69m (14'0" x 12'1")

With sash window to the front elevation, radiator.

## BEDROOM 3

3.81m x 3.71m (12'6" x 12'2")

With sash window to the front elevation, radiator.

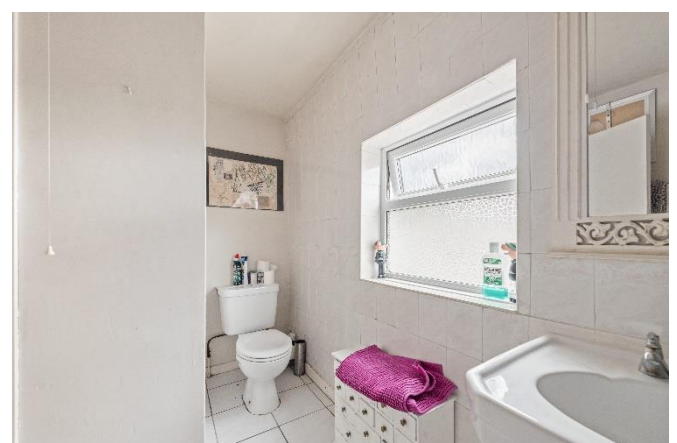
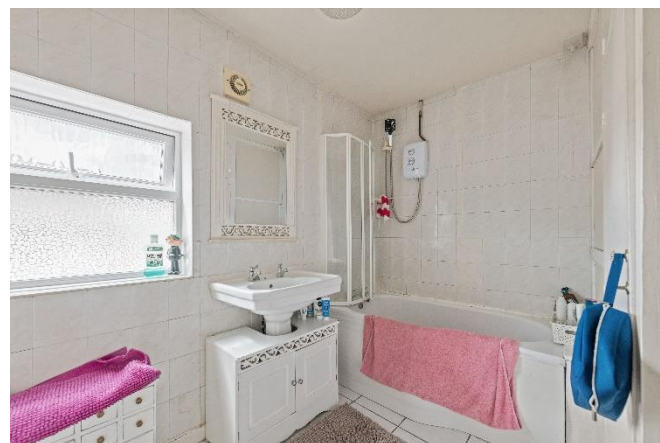
## BATHROOM

3.81m x 2.2m (12'6" x 7'2")

Fitted with a panelled bath with electric shower and folding screen door over, pedestal hand basin, W.C, tiled floor, opaque pvc window to the rear elevation.

## OUTSIDE

An alley from the rear Kitchen door gives access out onto the road and provides space for bins,. lpg gas bottles 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.

The property lies within a conservation area.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band B - 2025/26 - £1717.07

## 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

## Ground Floor

Approx. 63.4 sq. metres (682.4 sq. feet)

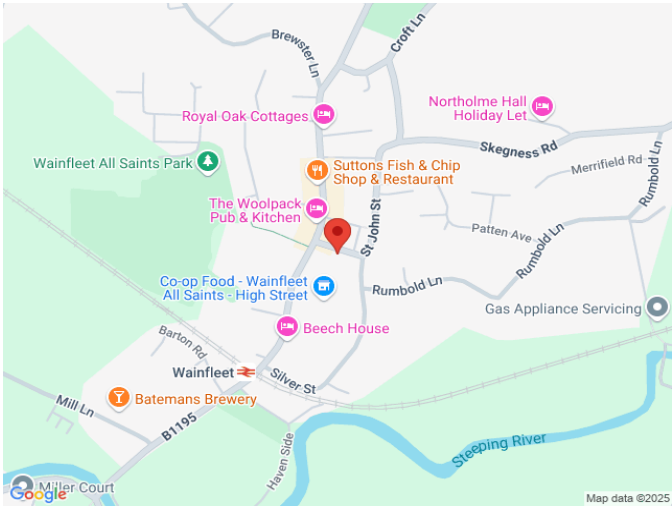


## First Floor

Approx. 54.1 sq. metres (582.8 sq. feet)



Total area: approx. 117.5 sq. metres (1265.2 sq. feet)



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



Newton Fallowell Skegness

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