



Market Place, Wainfleet Skegness PE24 4BT

welcome to

Market Place, Wainfleet Skegness

GUIDE PRICE £140,000- £150,000

2 Bed end terraced house located in Wainfleet, comprises of 2 Bedrooms, Dining room, Kitchen, Lounge & Bathroom. A viewing of this property is highly recommended in order to appreciate the size and its location

CALL TODAY TO BOOK YOUR VIEWING!!!

Entrance

Entrance door leads straight into the dining room

Dining Room

12' 5" x 11' 11" Max (3.78m x 3.63m Max)

Comprising of tiled flooring, electric box & a wooden sash double glazed window to the front elevation

Kitchen

13' 4" Max x 17' Max (4.06m Max x 5.18m Max)

Comprising of a range of wall, base and drawer units with worktops over, sink, space for appliances, tiled flooring, tiling to the walls, 3 ceiling windows and a door leading out to the rear area.

Lounge

19' 8" Max x 14' 5" Max (5.99m Max x 4.39m Max)

With feature flooring, storage cupboard wood panelling to the walls and ceiling, double glazed sash window to the front elevation and a further double glazed window to the rear elevation.

First Floor

Landing

Large spacious hallway comprising of a large storage cupboard, loft hatch access, 2 double glazed windows which are situated on the stairs and on the top of the landing which brings in a lot of natural lighting.

Bedroom 1

12' x 13' 11" Max (3.66m x 4.24m Max)

With a wooden sash double glazed window to the front elevation

Bedroom 2

11' 11" x 12' 5" Max (3.63m x 3.78m Max)

With a wooden sash double glazed window to the

front elevation

Bathroom

7' 10" x 7' 2" (2.39m x 2.18m)

With WC, Bath with electric shower head over, airing cupboard, tiled floors, tiling to the walls, wash hand basin and double glazed opaque window to the side elevation.

External

Externally the property benefits from on road parking, there is a exit from the kitchen which leads to a narrow walkway which is gated and has access onto the road - this space includes the LPG bottles and boiler tank.

Local Information

Please follow the link below which will provide further useful source of information relating to the local area:

<https://lovelincolnshirewolds.com/explore>

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly





view this property online williamhbrown.co.uk/Property/SKG107786



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- ***GUIDE PRICE £140,000- £150,000***
- LOCATED IN THE POPULAR MARKET TOWN, WAINFLEET
- CHARACTER PROPERTY
- ON STREET PARKING
- VIEWING IS HIGHLY RECOMMENDED

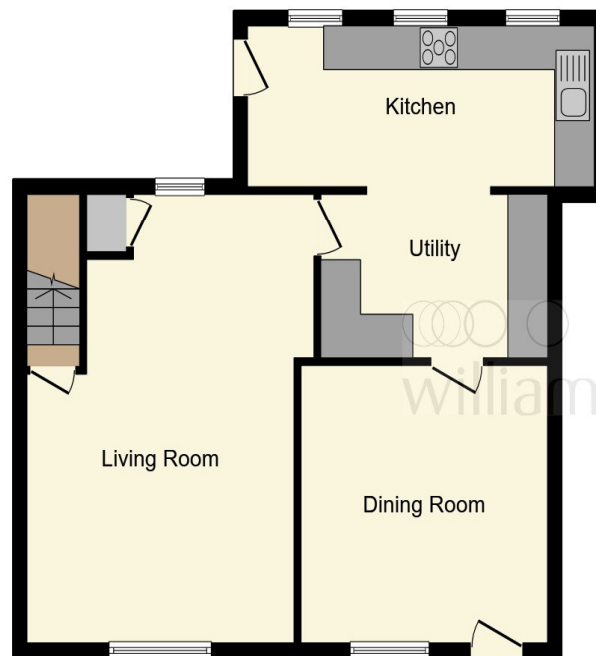
Tenure: Freehold EPC Rating: D

guide price

£140,000

directions to this property:

See Multi-map illustration



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SKG107786 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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