



**Waincroft Close, Wainfleet Skegness PE24 4LH**

**welcome to**

## **Waincroft Close, Wainfleet Skegness**

SOLD WITH NO UPWARD CHAIN

Located in the popular market town of Wainfleet. Located close to shops, pubs/restaurants, bus station & train station offering access to the nearby seaside town of Skegness and Market Town of Boston.

DO NOT MISS OUT CALL TODAY TO ARRANGE YOUR VIEWING!!!

### **Hall**

Has loft hatch access, a radiator, airing cupboard, storage cupboard and doors leading to;

### **Kitchen**

9' 9" x 15' 10" ( 2.97m x 4.83m )

Comprises off wall, base and drawer units with worktop space over, sink, electric induction hob, integrated double oven, plumbing for washing machine, window to the front & side elevation and a door to the side elevation.

### **Lounge**

16' 8" x 17' 8" ( 5.08m x 5.38m )

Has windows to the front and rear elevations, two radiators, feature electric fire place and doors leading to;

### **Conservatory**

8' 11" x 11' 4" ( 2.72m x 3.45m )

Has a brick built base with windows to all elevations, a radiator and a door leading to the rear garden.

### **Bedroom 1**

12' 1" x 14' 1" ( 3.68m x 4.29m )

Has a window to the rear elevation, a radiator, built in wardrobes and cupboards and a door to;

### **En-Suite**

Comprises of a walk in shower, hand basin, WC, radiator, extractor fan, tiled walls and opaque window to the rear.

### **Bedroom 2**

10' 10" x 11' 10" ( 3.30m x 3.61m )

Has a window to the front elevation, radiator and fitted wardrobes and chest of drawers.

### **Bedroom 3**

9' 7" x 9' 1" ( 2.92m x 2.77m )

### **Bathroom**

Comprises of a walk in shower, bath, wash basin, WC, extractor fan, fully tiled walls, radiator and opaque window to the rear.

### **Front**

The front of the property has artificial lawn with shrubs and bushes and a block paved drive way that leads to the garage.

### **Garage**

10' 5" x 18' 2" ( 3.17m x 5.54m )

Has an electric door, light and power, a window to the rear and a door leading to the rear garden.

### **Rear Garden**

The low maintenance garden is fully enclosed by fencing. It has a patio area, artificial lawn, shrub borders and a shed.





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welcome to

## Waincroft Close, Wainfleet Skegness

- \*\*\*NO CHAIN\*\*\*
- DETACHED BUNGALOW
- FRONT AND REAR GARDEN
- DRIVEWAY & GARAGE
- CLOSE TO SHOPS, AMENITIES & PUBLIC TRANSPORT LINKS

Tenure: Freehold EPC Rating: E

**£270,000**



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:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01754 768311**



[Skegness@williamhbrown.co.uk](mailto:Skegness@williamhbrown.co.uk)



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)

