



**Northholme, Wainfleet Skegness PE24 4EQ**

**welcome to**

## **Northolme, Wainfleet Skegness**

In brief, the property offers a Lounge, Kitchen, Dining Room, Study, Three Bedrooms, Bathroom, Wc, Front & Rear Gardens and Driveway. Located near shops, bus and train station & supermarket.

### **Entrance**

Entrance door leads into the hallway which has a radiator, stairs leading to the first floor and doors into:

### **Dining Room**

14' 5" x 11' ( 4.39m x 3.35m )

With window and radiator. There is also open access into:

### **Lounge**

10' 10" x 10' 11" ( 3.30m x 3.33m )

With window to front elevation and a radiator

### **Kitchen**

11' 8" min x 7' 10" ( 3.56m min x 2.39m )

With wall, base and drawer units with worktop space over, sink & drainer with instant hot water tap, extractor hood, integrated hob & oven and a radiator.

### **Office**

7' 3" x 7' 9" ( 2.21m x 2.36m )

With window to the rear elevation.

### **Utility**

10' 10" x 6' 6" ( 3.30m x 1.98m )

Worktop space and wall units, window and door leading to rear.

### **Downstairs Bathroom**

Bath with shower over, Wc, sink with vanity and an opaque window

### **Landing**

Loft hatch access and doors leading into the following rooms:

### **Wc**

Has a WC.

### **Bedroom One**

10' 8" x 8' 11" ( 3.25m x 2.72m )

Has a Window & radiator with built in storage cupboard

### **Bedroom Two**

12' 10" x 11' 3" ( 3.91m x 3.43m )

Has a Window & radiator

### **Bedroom Three**

10' x 6' 5" ( 3.05m x 1.96m )

Has A Window & radiator

### **External**

The front garden offers a lawned area with mature shrubs and pathway leading to the front door  
The rear garden also has a lawned area, shed, patio area and driveway with wooden gates and fencing.





**view this property online** [williamhbrown.co.uk/Property/SKG108989](http://williamhbrown.co.uk/Property/SKG108989)



welcome to

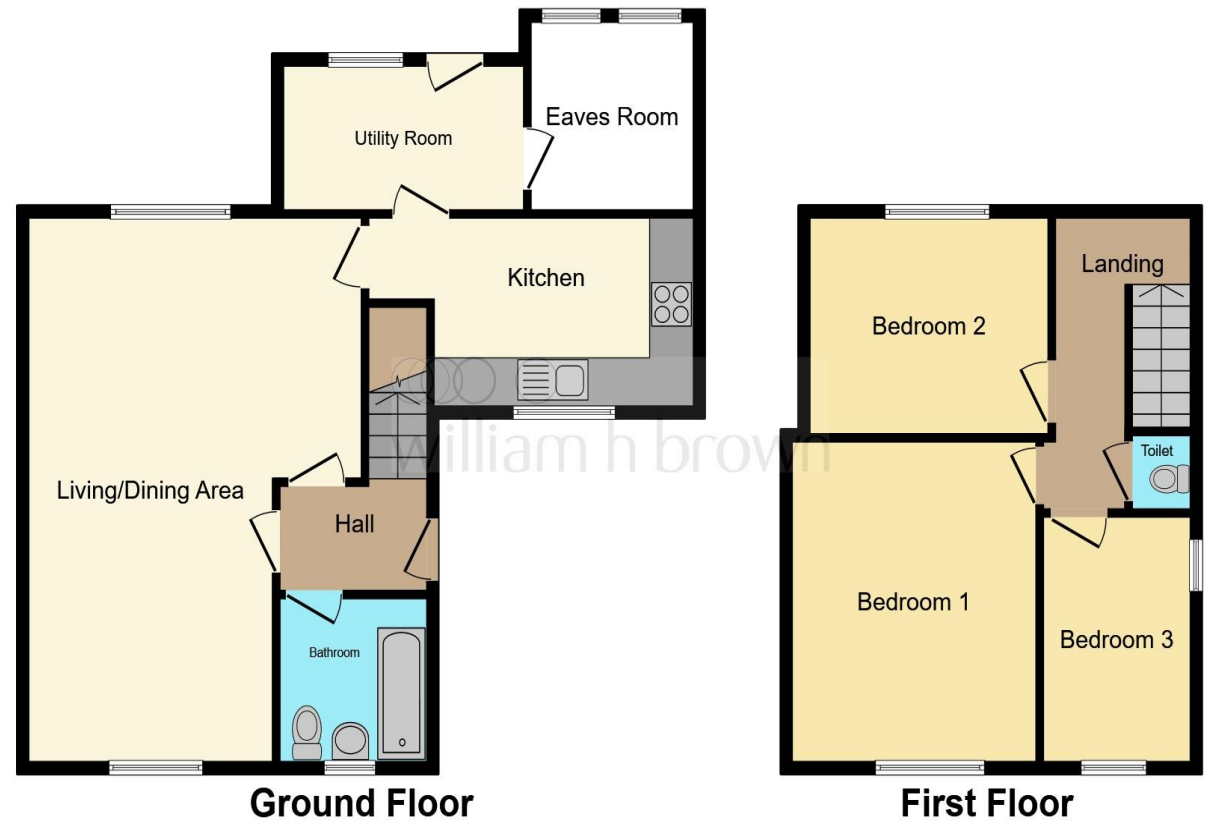
## Northholme, Wainfleet Skegness

- 3 BED SEMI-DETACHED HOUSE
- FRONT & REAR GARDEN
- DRIVEWAY
- DINING ROOM & STUDY
- WALKING DISTANCE TO SHOPS

Tenure: Freehold EPC Rating: E

offers over

**£215,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

view this property online [williamhbrown.co.uk/Property/SKG108989](http://williamhbrown.co.uk/Property/SKG108989)



Property Ref:  
SKG108989 - 0008

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.

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)