



**Northolme, Wainfleet Skegness PE24 4EQ**



**welcome to**

## **Northolme, Wainfleet Skegness**

DECEPTIVELY SPACIOUS!

In brief, the property has a Lounge, Kitchen, Dining Room, Study, Three Bedrooms, Bathroom, Wc, Front & Rear Gardens and Driveway. Located near shops, bus and train station & supermarket. To the front elevation is stunning field views, its really a must see to appreciate this.

### **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.





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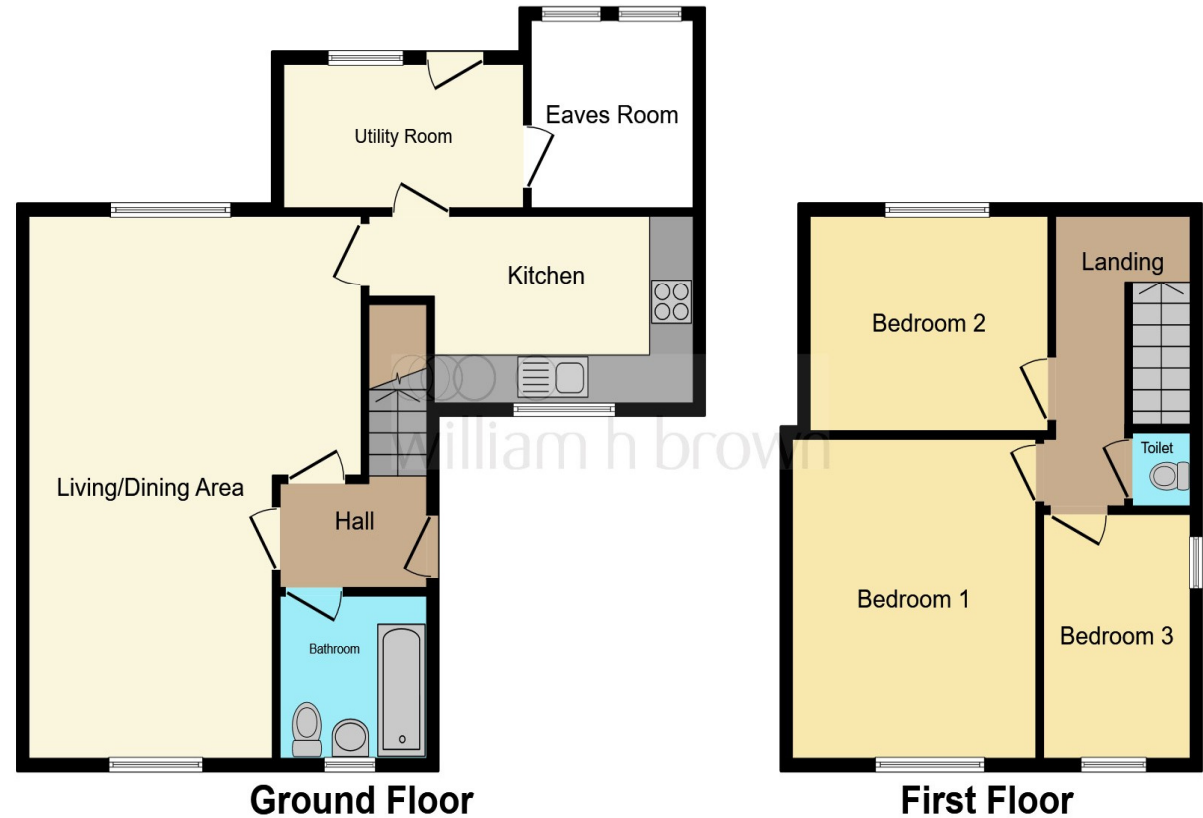
welcome to

## Northholme, Wainfleet Skegness

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

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

offers in the region of  
**£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)

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Property Ref:  
SKG108989 - 0010

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