



Minard Wainfleet Road, Irby-In-The-Marsh Skegness PE24 5AY

welcome to

Minard Wainfleet Road, Irby-In-The-Marsh Skegness

NOT TO BE MISSED

2 BEDROOM DETACHED MODERN BUNGALOW LOCATED IN A RURAL VILLAGE OFFERING OFF STREET PARKING, GARAGE AND GARDEN TO THE FRONT AND REAR.... IN ORDER TO ARRANGE A VIEWING, PLEASE CONTACT THE BRANCH ON 01754 768311

Entrance Porch

Entrance porch has door leading into:

Hallway

Has a radiator, loft hatch access, two built in cupboards and doors leading into the following rooms:

Lounge

12' 3" x 17' (3.73m x 5.18m)

Has a window to the side elevation, radiator and sliding door leading into:

Conservatory

10' 11" x 12' 3" (3.33m x 3.73m)

Has windows to 3 elevations, radiator and doors leading to the rear garden.

Kitchen

11' 1" x 13' 4" (3.38m x 4.06m)

Modern kitchen comprising of wall, base and drawer units with worktop space over, sink, integrated double oven, electric hob, extractor fan, fridge freezer and space and plumbing for a washing machine. There is also a radiator, window and door leading to the rear elevation.

Bedroom 1

12' 2" x 16' 1" (3.71m x 4.90m)

Has a window to the front elevation and a window to the side elevation and radiator.

Bedroom 2

7' 1" x 9' 5" (2.16m x 2.87m)

Has a window to the front elevation and a radiator.

Shower Room

3 piece suite comprising of a walk in shower, WC, hand wash basin with vanity storage below, tiled

walls and floors, heated towel rail, airing cupboard housing the hot water cylinder and an window to the side.

External

Externally the property benefits from lawned space to the front as well as a driveway leading to the garage. The rear offers lawned space, decking area, mature trees and shrubs, garden shed and stunning field views.

Garage

Has an electric roller door, light and power, side personnel door.





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Minard Wainfleet Road, Irby-In-The-Marsh Skegness

- MODERN 2 BED DETACHED BUNGALOW
- FRONT AND REAR GARDEN
- DRIVEWAY & GARAGE
- RURAL VILLAGE LOCATION
- CALL US TO ARRANGE A VIEWING

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

£230,000



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

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Property Ref:
SKG109620 - 0003

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