



Bethlem Crescent, Wainfleet St. Mary Skegness PE24 4EL

welcome to

Bethlem Crescent, Wainfleet St. Mary Skegness

Spacious 4-bedroom detached family home in Wainfleet St. Mary, featuring a lounge, kitchen with utility, dining room, master en-suite, large rear garden, double garage and driveway. Close to local shops, transport links, and just a short drive to Skegness and the coast.

Entrance

entrance door leads into the hallway which has a storage heater, stairs leading to the first floor and doors into the following rooms:

Wc

Has a wc and sink with vanity storage below

Lounge

11' 11" x 17' 6" (3.63m x 5.33m)

Has a window to the front elevation, french doors to the side leading to the garden as well as a storage heater. There is access into:

Dining Room

11' 11" x 8' 10" (3.63m x 2.69m)

Has a window to the rear elevation

Kitchen

16' 5" x 8' 10" (5.00m x 2.69m)

Comprising of wall, base and drawer units with worktop space over, window to the rear, sink, integrated oven, hob, pantry and door into:

Utility Room

16' 5" x 8' 10" (5.00m x 2.69m)

Has base units with worktop space over, space and plumbing for a washing machine, sink, door and window to the rear

Landing

Has a storage cupboard and doors into the following rooms:

Bedroom 1

11' 11" x 15' 3" (3.63m x 4.65m)

Has a window and storage heater and door into:

En-Suite

Has a WC, sink and shower.

Bedroom 2

12' 1" x 12' (3.68m x 3.66m)

Has a window and storage heater

Bedroom 3

7' 5" x 9' 1" (2.26m x 2.77m)

Has a window and storage heater

Bedroom 4

8' 4" x 8' 11" (2.54m x 2.72m)

Has a window and storage heater

Bathroom

Has a corner bath, WC, sink with vanity storage below and an opaque window

External

externally the property benefits from a driveway to the front leading to the garage as well as lawned space. The rear is mainly laid to lawn with a gravelled area.

Garage

Has an electric roller door





view this property online williamhbrown.co.uk/Property/SKG109940



welcome to

Bethlem Crescent, Wainfleet St. Mary Skegness

- Detached 4-bedroom family home
- Fitted kitchen with separate utility room
- Downstairs WC
- Dining Room
- Master bedroom with en-suite shower room

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

offers in the region of
£260,000



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

view this property online williamhbrown.co.uk/Property/SKG109940



Property Ref:
SKG109940 - 0003

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



20 Roman Bank, SKEGNESS, Lincolnshire, PE25
2RU



williamhbrown.co.uk