



Mill Close, Wainfleet Skegness PE24 4NY

welcome to

Mill Close, Wainfleet Skegness

Well presented detached 3-bedroom bungalow in a quiet cul-de-sac within walking distance of Wainfleet town centre, local shops, and transport links. Features include a good-sized lounge/diner, conservatory, study, utility, and modern kitchen. Just a short drive from Skegness.

Entrance Hallway

With radiator, access to roof space, built in storage cupboard with shelving and internal radiator, built in cloak cupboard.

Kitchen

7' 7" x 10' 10" (2.31m x 3.30m)

Modern range of base, wall & drawer units in white with wood effect workspace over, complimentary tiled splashbacks, inset stainless steel sink & drainer, built in electric oven with ceramic hob and extractor hood, space and plumbing for washing machine, space for fridge freezer, radiator, pvc door leading to side elevation & window to front elevation.

Lounge

12' x 16' 5" (3.66m x 5.00m)

Good sized lounge with space for a dining table if required. French doors leading to the Conservatory and a further door leading to Inner lobby. Radiator & TV aerial point.

Conservatory

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

Brick base with french doors leading out to the rear garden, opaque roof with ceiling fan light, pvc windows and blinds.

Lobby

With doors leading to Study, Utility Room and Bedroom 3.

Study

7' 10" x 8' 8" (2.39m x 2.64m)

Window to front elevation, radiator, T.V point. This room could also be used as a fourth bedroom, home office, nursery, play room, wardrobe space or dressing room.

Utility

4' 7" x 6' 11" (1.40m x 2.11m)

With appliance spaces under worksurfaces, oil fired central heating boiler (fitted approx 2021), electric fuses and a second roof access.

Bedroom 3

8' 8" x 10' 8" (2.64m x 3.25m)

With window to the rear elevation and radiator.

Bedroom 2

9' 2" x 10' 4" (2.79m x 3.15m)

With window to front elevation & radiator.

Bedroom 1

9' 5" x 12' 1" (2.87m x 3.68m)

With window, radiator & T.V point.

Shower Room

Double shower enclosure with glass sliding doors and electric shower, tiled walls, hand basin with mixer tap over, high level W.C, opaque window to side elevation, vinyl flooring, chrome towel radiator.

External

To the front is a well kept lawned garden with low level fencing, shrub borders and a block paved drive providing parking for up to 4 vehicles with gravelled borders. Gates to either side of the house lead to the enclosed rear garden which offers lawn, shrub borders, paved paths and a patio seating area and greenhouse.

Greenhouse

8' x 10' (2.44m x 3.05m)





view this property online williamhbrown.co.uk/Property/SKG109095



welcome to

Mill Close, Wainfleet Skegness

- Detached 3-bedroom bungalow with solar panels
- Bright conservatory overlooking the garden
- Modern fitted kitchen and separate utility room
- Study/home office space
- Contemporary shower room

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£280,000



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/SKG109095



Property Ref:
SKG109095 - 0006

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