



**Pear Tree Manor, Wainfleet Bank, Wainfleet SKEGNESS PE24 4ND**



**welcome to**

## **Pear Tree Manor, Wainfleet Bank, Wainfleet SKEGNESS**

Superb 2 BED PARK HOME Located in the small Market Town of Wainfleet, being a good base for visiting Skegness and the Coast. Comprising of; Open Plan Kitchen Diner, Lounge, Inner Hall, 2 Bedrooms & Family Bathroom. Externally having a low maintenance wraparound garden with patio area. OVER 50'S ONLY

### **Entrance**

via a UPVC door with double glazed opaque glass panel leading into;

### **Dining Area**

6' 8" narrowing to 5' 2" x 8' ( 2.03m narrowing to 1.57m x 2.44m )

Having two double glazed windows to two elevations allowing for an abundance of natural light and creating a dual aspect, wall mounted radiator and ideal space for a dining table.

### **Kitchen**

17' 8" narrowing to 10' 7" x 9' 2" ( 5.38m narrowing to 3.23m x 2.79m )

Having a fitted range of wall, base and drawer units with complimentary work top surfaces and inset sink with mixer taps over, tiled walls, airing cupboard housing the boiler, cooker with 4 burn gas hob, double glazed window to the side elevations, extractor, space for fridge/freezer and space and plumbing for washing machine.

### **Lounge**

14' 8" narrowing to 12' 8" x 11' 1" ( 4.47m narrowing to 3.86m x 3.38m )

Having carpet, double glazed windows to two aspects, upvc door with double glazed opaque glass panels, wall mounted radiator and a feature fire place with electric fire there in.

### **Inner Hall**

Fitted with carpet and with doors leading to all principle rooms.

### **Bedroom One**

9' 5" x 9' 10" ( 2.87m x 3.00m )

Carpet double glazed window to the rear elevation, wall mounted radiator and triple wardrobe ideal for storage provisions.

### **Bedroom Two**

9' 5" x 7' 2" ( 2.87m x 2.18m )

Carpet, double glazed window to the side elevation, UPVC double glazed double doors to the rear, wall mounted radiator.

### **Family Bathroom**

Tiled walls, double glazed opaque windows to the side elevation with wall mounted radiator, pedestal wash hand basin with single taps over, mirrored medicine cabinet, towel rail, bath tub with mixer tap over and shower there in, low flush WC and shelving ideal for storage.

### **External**

Having a wraparound garden being mainly gravelled with ideal patio areas for alfresco dining in the warmer months for all the family to enjoy, steps with artificial grass leading to all Entrance Doors, access to two storage sheds ideal for storage provisions, whilst being enclosed via picket fencing with a gas bottle storage unit. Has a range of mature shrubs and flower beds to the borders being immaculately presented with ease of maintenance in mind and off road parking.

### **Agents Note**

The Mobile Homes Act 2013 places a number of obligations on both sellers and buyers to follow a set procedure when completing the process. Sites often have requirements specific to the purchase of a property and to 'the site' in general, including paying the site owners commission. Intending purchasers should satisfy themselves about any requirements.





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## **Pear Tree Manor, Wainfleet Bank, Wainfleet SKEGNESS**

- Superb 2 Bed Park Home
- Located Close to the Popular Market Town of Wainfleet
- Good Base for visiting Skegness and the Coast
- Open Plan Kitchen Diner, Lounge, Inner Hall
- 2 Bedrooms & Family Bathroom

Tenure: EPC Rating: Exempt

offers over

**£70,000**

### **directions to this property:**

See Multi Map Illustration.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SKG106486 - 0005

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.



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