

72 Wainfleet Road,
SKEGNESS

SINCE 1842
Willsons

PROPERTY PROFESSIONALS

Asking Price £179,950



- Extended 3/4 bedroom semi-detached House
- Convenient for the Town Centre
- Lounge, Conservatory, Dining Rm/Bed4
- Kitchen, Ground Floor Shower Room
- Generous sized gardens to front & rear
- Off Road Parking for 3 Vehicles
- Outbuildings
- Gas Fired Heating
- Upvc Double Glazing
- EPC Rating: D

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72 Wainfleet Road
Skegness
Lincolnshire, PE25 3RG

"AGENT COMMENT"

A deceptively spacious 3/4 bedroom semi-detached house with off road parking and generous sized gardens being conveniently situated for the town centre. The accommodation briefly comprises: lounge, conservatory, kitchen, ground floor bedroom/dining room, ground floor shower room, 3 first floor bedrooms, outside wc and 2 outbuildings, gas fired heating and Upvc double glazing.

"ABOUT THE AREA"

Skegness is a seaside resort with sandy beaches. It has primary & secondary schools including a grammar and colleges. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being fish and chips. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham.

Accommodation:

Access is gained via a Upvc double glazed entrance door opening into:

Entrance Hall

With radiator, loft hatch, central heating thermostat, stairs to the first floor.

Dining Room/Bedroom 4

11'4" x 10'9" (3.46m x 3.29m)

With radiator, TV point, Upvc double glazed window to front, telephone point.

Ground Floor Shower Room

7'0" x 6'11" (2.14m x 2.12m)

Comprising a suite of wc, pedestal wash hand basin, bidet, shower cubicle with electric shower, radiator, tiled walls and floor, wall light point, extractor fan.

Lounge

22'4" x 12'11" (6.82m x 3.94m)

With 2 radiators, 4 wall light points, Upvc double glazed window to front, patio doors opening to:

Conservatory

9'9" x 7'5" (2.99m x 2.28m)

With tiled floor, Upvc double glazed windows and French doors opening to rear garden.

Kitchen

11'7" x 9'11" (3.55m x 3.04m)

With range of wall and base units, worksurfaces with inset sink and drainer, gas hob, built-in oven, part tiled walls, tiled floor, Ideal gas fired central heating boiler and controls, plumbing and space for washing machine, Upvc double glazed window, understairs cupboard, Upvc double glazed door to rear garden.

First Floor

Landing

Bedroom 1

15'11" x 10'0" into wardrobes (4.87m x 3.06m into wardrobes)

With radiator, built-in wardrobes, Upvc double glazed window to front.

Bedroom 2

11'11" x 7'10" (3.65m x 2.4m)

With radiator, Upvc double glazed window to rear.



Bedroom 3

8'9" x 7'9" (2.69m x 2.37m)

With radiator, Upvc double glazed window to rear.

Exterior:

The front garden is laid mainly to lawn with inset shrubs and flower borders, gravelled area, front gate giving access to the shared path leading to Wainfleet Road. A side into the enclosed rear garden being mainly laid to lawn with shrub and flower borders, paved seating area. A rear gate gives access to the parking area.

Outside WC

With wc and pedestal wash hand basin, Upvc double glazed door.

2 Further Outbuildings

Parking Area

Situated off a private access roadway off Grantham Drive providing 3 parking spaces.

Tenure & Possession:

The property is Freehold with full vacant possession upon completion.

Services:

We understand that mains gas, electricity, water and drainage are connected to the property.

Local Authority:

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Energy Performance Certificate:

The property has an energy rating of D. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8021-6421-4070-5313-0992.

Directions:

From the one way system take the A52 road towards Boston, the property can be found on the right hand side just before the turning into Grantham Drive.

Viewing:

Viewing is strictly by appointment with the Skegness office at the address shown below.



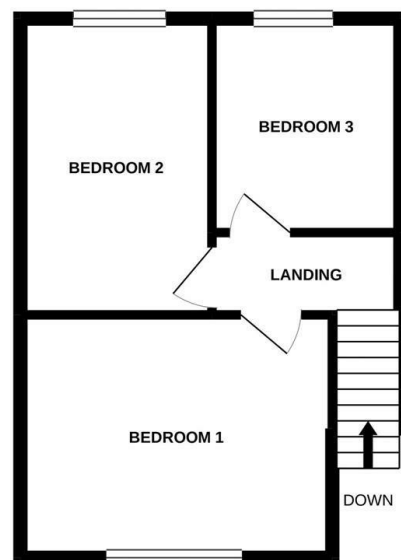
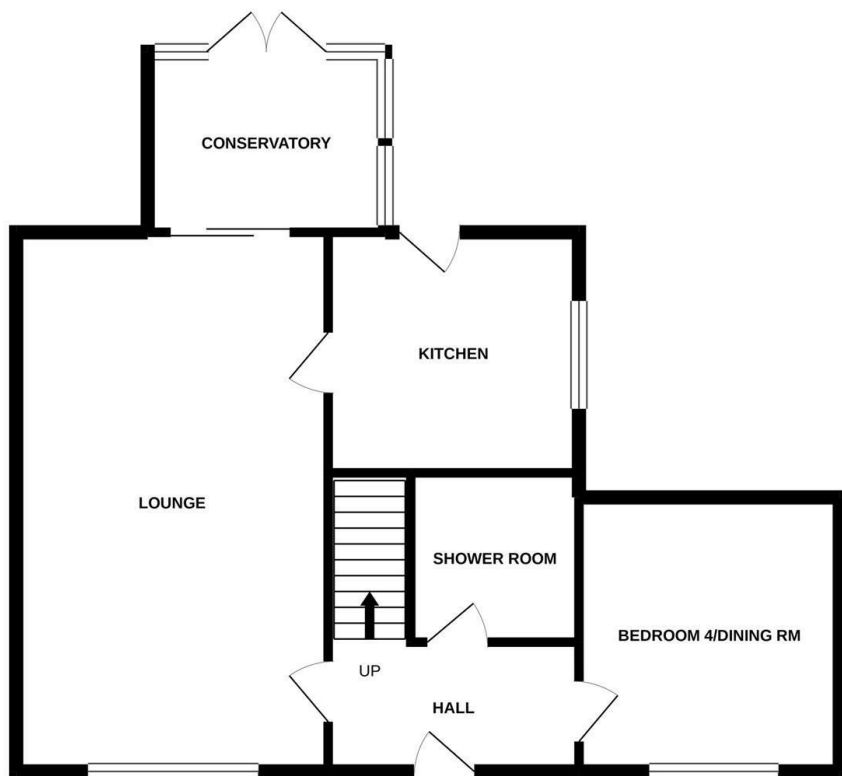
For Enquiry or Viewing please contact our
Skegness Office

01754 896100



FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

