



Whitegates, Thorpe Fendykes

£235,000



**Willsons**  
SINCE 1842

Whitegates, Thorpe Fendykes  
Wainfleet, Skegness  
Lincolnshire, PE24 4QR

**"AGENT'S COMMENTS"**

*Spacious 3 bedroom detached bungalow situated in a truly rural location with few near neighbours on a generous sized plot overlooking farmland to the rear. The accommodation comprises: reception hall, lounge, kitchen, dining room/sun lounge, 3 bedrooms and bathroom. The property benefits from Upvc double glazing, LPG gas fired central heating, spacious gardens, parking, carport and garage, 29' timber workshop, garden room and summerhouse. Some modernisation required, being offered for sale with the benefit of No Onward Chain.*

**LOCATION**

*Thorpe Fen is a truly rural location, the market town of Wainfleet with it's primary School, Railway Station, Shops, Public Houses and other facilities is approx. 3 miles distant. The market town of Spilsby with a similar range of Schools, shops and other facilities is approx. 5 miles distant and a larger range of Shops, Secondary Schools and amenities can be found at the seaside resort of Skegness approx. 8 miles distant which also has a Hospital and Railway Station. The property is also conveniently situated only 1 mile from the Thorpe Culvert Railway Station.*



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### Accommodation

AN arched Upvc double glazed entrance door with side screens opens into:

### Reception Hall

With radiator, access to partly boarded loft space which has 3 Upvc double glazed windows and houses the wall mounted LPG gas central heating boiler.

### Lounge

16'2" x 12' into bay (4.93m x 3.66m into bay )

Having radiator, decorative fireplace, Upvc double glazed bay window to front.

### Kitchen

12'4" x 8'10" (3.76m x 2.69m)

Equipped with a range of wall and base units with worksurfaces incorporating single drainer sink, space for LPG gas cooker, shelving, airing cupboard housing the hot water cylinder, 2 Upvc double glazed windows to rear, single glazed rear door opening to:

### Dining room/Sun lounge

11'3" x 9'11" (3.43m x 3.02m)

Being of Upvc double glazed construction on a brick base with solid roof, Upvc double glazed door to garden.

A passageway leads to:

### Cloakroom WC

With wc, wash hand basin, Upvc double glazed window.

### Store

9'2" x 4'7" (2.79m x 1.40m)

With Upvc double glazed window.

### Bedroom 1

12' x 11'11" (3.66m x 3.63m)

With radiator, range of built-in wardrobes and dressing table, Upvc double glazed window to rear.

### Bedroom 2

13' x 10'10" max (3.96m x 3.30m max)

With Upvc double glazed window to front, radiator.

### Bedroom 3/Dining Room

12' x 9'3" (3.66m x 2.82m)

With radiator, Upvc double glazed window to side.

### Bathroom

7'10" x 6'4" (2.39m x 1.93m)

Comprising bath with electric shower over, wc, was hand basin, towel rail radiator, inset ceiling spotlights, tiled walls and floor, extractor fan, Upvc double glazed window to front.

### Exterior

Having a gravelled front garden with LPG gas storage tank, tarmac drive leading to the

### Garage

15'11" x 9' (4.85m x 2.74m)

Being brick built with a flat felt roof, up and over door, light and power, Upvc side door and rear window.

### Open-Fronted Carport

13' x 9'3" (3.96m x 2.82m)

### Gardens

The rear garden is laid to lawn and overlooks open farmland having various inset trees and shrubs, a concrete and paved patio area, greenhouse, gravelled beds.

### Outside Stores:

### Workshop

29'2" x 11'10" (8.89m x 3.61m)

Of timber and corrugated steel construction with work benches, single glazed windows, concrete floor. A covered passageway leads into:

### Study Building

10'7" x 6'8" (3.23m x 2.03m)

Of timber and corrugated steel construction internally lined, single glazed window, light and power.

### Summerhouse

9'7" x 7'9" (2.92m x 2.36m)

### Tenure & Possession

The property is Freehold with vacant possession upon completion. Note: To the side of the garage is a tarmac drive which leads to a pair of vehicle gates which give vehicular access to the adjoining property.

### Services

We understand that mains electricity and water are connected to the property. There is an LPG gas central heating system installed at the property. Drainage is to a private system.

### 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 32 F. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0380-2539-7280-2007-5981.

### Viewing

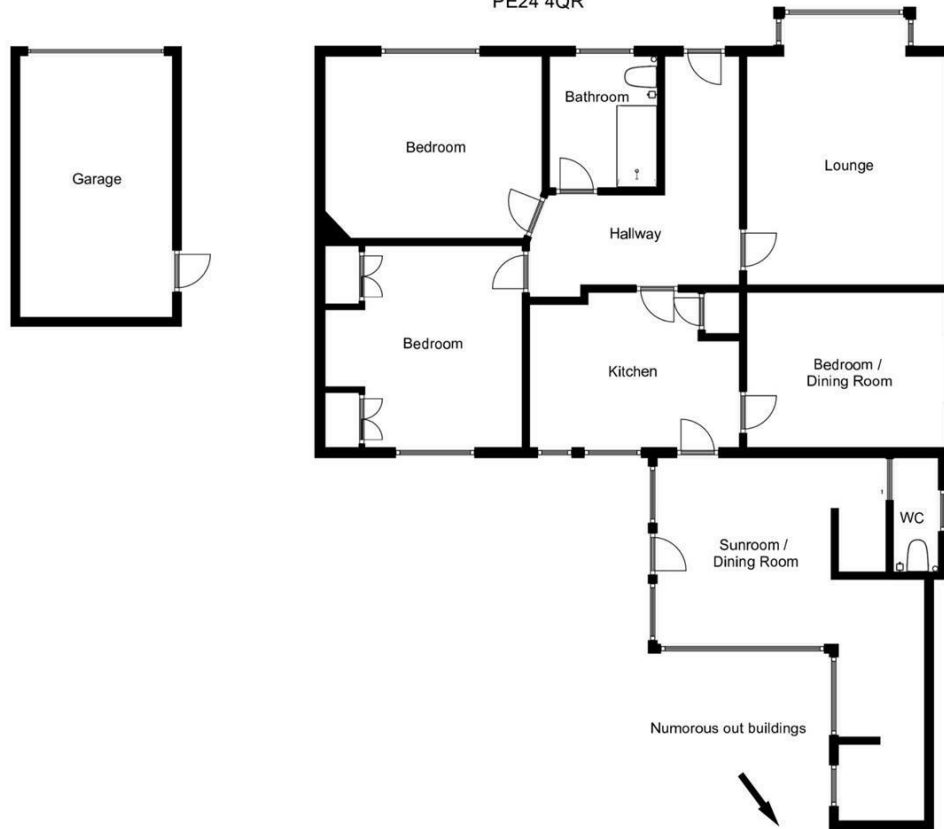
Viewing is strictly by appointment with the Skegness office at the address shown below.

### Directions

Proceed south out of Skegness on the A52 road to Boston, turning right into Wainfleet town centre. At Wainfleet market place turn right and proceed out of Wainfleet town on the B1195 road to Spilsby. Turning left at Thorpe st Peter towards Thorpe Culvert Railway Station. Proceeding over the Railway Crossing and immediately turning right towards Thorpe Fendykes. Proceed along this road whereupon Whitegates will be found on the left hand side of the road.



White gates  
 Thorpe Fendykes  
 Wainfleet  
 Skegness  
 PE24 4QR



**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.

