



9 Field View Terrace, St. Michaels Lane, Wainfleet

£132,500



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Willsons
SINCE 1842

9 Field View Terrace, St.
Michaels Lane,
, Wainfleet,
Lincolnshire, PE24 4HG

"AGENT'S COMMENTS"

A modern mid-terraced townhouse which has been completely upgraded internally by the present owner with front and rear gardens, rear parking, Overlooking rear farmland. Situated on the edge of this popular market town. The accommodation comprises: open plan lounge into dining kitchen, ground floor cloakroom, 2 first floor bedrooms and bathroom, Upvc double glazed windows and doors, electric central heating to radiators. No onward chain.

LOCATION

Wainfleet is a market town in east Lincolnshire. It has a primary school and is home to Batemans Brewery along with shops, doctor's surgery and takeaways. Wainfleet has a railway station that is on the Nottingham to Skegness Line. The seaside town of Skegness is situated approximately 5 miles to the east with the port town of Boston approx. 17 miles to the south west, both of which have a wide range of shops, hospitals, and grammar and comprehensive schools as well as leisure facilities including swimming pools, cinema and theatre. There is also a comprehensive school at Old Leake.



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Accommodation

A Upvc double glazed front entrance door with open canopy over opens into:

Lounge

13'10" x 12'11"/9'8" (4.24m x 3.94m/2.97m)

Upvc double glazed window to front, radiator, carpeted flooring, TV, telephone and media points, 2 wall mounted uplighters, stairs to the first floor, large opening into:

Dining Kitchen

13'3" x 12'9"/9'8" (4.04m x 3.91m/2.97m)

Recently equipped with a monochrome range of off-white wall and base units with black accessories and trim, black worksurfaces with matching upstand, stainless steel single drainer sink and mixer tap, 4 ring electric hob with extractor hood over and built-in electric oven below, grey vinyl flooring, space and plumbing for washing machine, radiator, Upvc double glazed window and door to rear, door to:

Cloakroom

6'10" x 2'8" (2.08m x 0.81m)

Part sloping ceiling to 4'5". Equipped with wc, corner wash hand basin, extractor fan, radiator, vinyl flooring.

First Floor Landing

Having airing cupboard housing the Electrastream electric heating control panel, loft hatch.

Bedroom 1

13'8" x 12'9"/9'6" (4.17m x 3.91m/2.90m)

Upvc double glazed window to front, radiator, TV and telephone points.

Bedroom 2

13'3" x 7'6"/6'0" (4.06m x 2.29m/1.83m)

Upvc double glazed window to rear, radiator.

Bathroom

7'6" x 4'10" (2.29m x 1.47m)

Equipped with a panelled bath with hand-held mixer shower tap over, wc, shaped wash hand basin with cupboard under, radiator, extractor fan, Upvc double glazed window to rear, mermaid style boarding to two walls, inset ceiling spotlights, vinyl flooring.

Exterior

The property has a front hedge with lawned garden and central concrete path leading to the front door, a stoned drive to the side of number 8 leads to the rear parking area upon which this property has a car parking space, a hand gate opens onto the lawned rear garden which has views over farmland to the rear.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity, water and drainage are connected to the property. There is an electric central heating system installed at the property.

Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of 74C. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0264-2851-7266-9321-6441.

Viewing

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

Directions

Proceed south out of Skegness on the A16 Boston Road. At Wainfleet Bypass take the right turning at 'Truckmasters' into St Michaels Lane. Proceed along St Michaels Lane whereupon the property will be found on the left hand side.

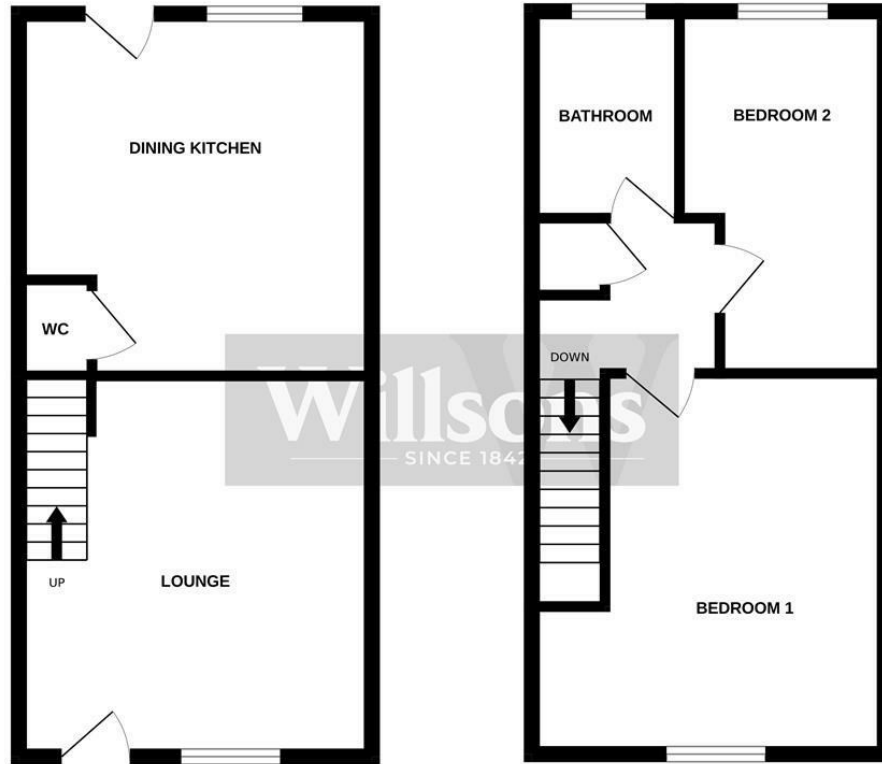
What3Words

defeat.lingering.pilots



GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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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.

