



19, Market Place, Wainfleet, Skegness

£210,000



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Willsons
SINCE 1842

19, Market Place,
, Wainfleet, Skegness,
Lincolnshire, PE24 4BX

"AGENT'S COMMENTS"

A traditional mid-terraced cottage of great charm and character situated in the centre of the popular market town being approx. 5 miles from the coastal resort of Skegness being extensively refurbished by the present owner, the property boasts a welcoming reception hall, 2 reception rooms and sun lounge, kitchen, wc, 3 first floor bedrooms and shower room, an enclosed courtyard garden and buildings.

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 sealed unit double glazed front entrance door opens into the:

Reception Hall

12'7" x 5' (3.84m x 1.52m)

Having coving to ceiling, electric panel heater, half-boarded walls, door into the:

Inner Hall

With stairs to the first floor and door into the:

Dining Room

12'8" x 10'4" (3.86m x 3.15m)

Having a pair of Upvc double glazed Patio doors opening onto the rear garden, electric storage heater, recessed understairs cupboard, recessed display niches to one wall, and a pair of sliding internal doors opening into the:

Lounge

12'9" x 12'1" max (3.89m x 3.68m max)

Having a multi fuel burning stove in an exposed brick fireplace, secondary glazed front window, electric storage heater.

Kitchen

15'2" x 7'3" (4.62m x 2.21m)

Equipped with a range of high gloss co-ordinating wall and base units, worksurfaces with splash-back tiling, stainless steel single drainer sink with mixer tap, oven unit with two electric ovens, 4 ring ceramic induction hob with stylish hood over, space and plumbing for dishwasher and washing machine, space for American style fridge freezer, two Upvc double glazed side windows, heated towel rail. Door to:

Sun Lounge

10'7" x 7'9"/5' (3.23m x 2.36m/1.52m)

Having a pair of Upvc double glazed doors opening to the rear courtyard garden, base cupboards enclosing the cistern for the adjoining cloakroom.

Cloakroom

With Wc, wash hand basin with cupboard below, storage heater.

First Floor Landing

Being galleried with electric storage heater and incorporating a

Study Area

Having Upvc double glazed side window.

Shower Room

10'1" x 7'7" (3.07m x 2.31m)

Equipped with a walk-in shower cubicle with direct shower and tiled walls, wc, sculptured wash hand basin with cupboard below, Upvc double glazed side window, airing cupboard housing the hot water cylinder.

Bedroom 1

13' x 10'9" max (3.96m x 3.28m max)

With secondary glazed front sash window, electric heater.

Bedroom 2

9'10" x 7'1" (3.00m x 2.16m)

With secondary glazed front sash window, electric heater.

Bedroom 3

11'10" x 10'6" (3.61m x 3.20m)

With part sloping ceiling to 4'9". Upvc double glazed rear window, electric heater.

Exterior

The property fronts the pavement to the market place with a passageway between numbers 19 and 18 Market Place leading to a gate opening on to the rear courtyard garden which is enclosed and has attractive areas including paved patio, gravelled, flower and shrub beds.

Workshop

5' x 7' (1.52m x 2.13m)

With window and wash hand basin.

Potting Shed

5' x 3' (1.52m x 0.91m)

Summer House

Greenhouse

Tenure & Possession

The property is Freehold with vacant possession upon completion. Note: The passageway between Nos. 18 and 19 is owned by No. 19. with a pedestrian right of way in favour of number 18 to the rear of their property. No. 18's first floor extends over the passageway for which we assume they will have a 'Flying Freehold' or similar title.

Services & Construction

We understand that mains electricity, water and drainage are connected to the property. Heating is via independent electric heaters and storage heaters within the property. Being a traditional cottage parts of which are nearly 200 years old of red facing brick under a pitched slated roof with further brick and fibreglass roofed section to the rear. Note: The property is in a conservation area.

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 55 D. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 9434-5628-3400-0525-0206.

Viewing

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

Location

Proceed south out of Skegness on the A52 road to Boston turning right at the first junction into Wainfleet, proceed along Croft Bank/Skegness Road whereupon Wainfleet market place will be found on the right hand side and number 19 fronts onto the market place.

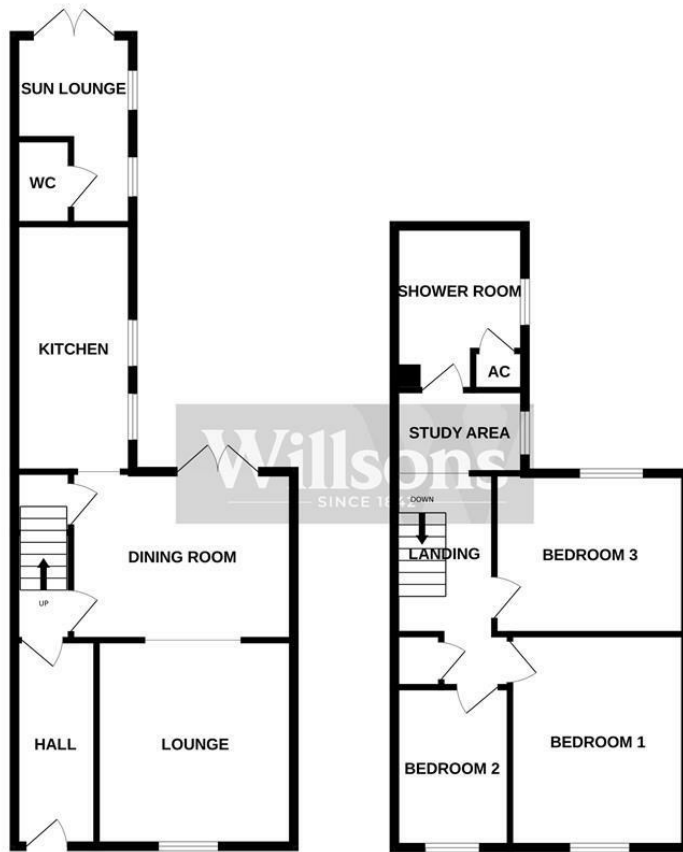
What3words

ranted.oxidation.hindered



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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.

