



15, Merrifield Road, Wainfleet

£850 Per Month



Willsons
SINCE 1842

15, Merrifield Road,
, Wainfleet,
Lincolnshire, PE24 4AE

"AGENT'S COMMENTS"

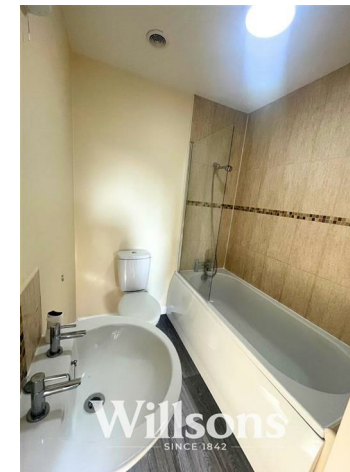
Modern and recently refurbished 3 bedroom semi-detached house with en-suite and downstairs w/c. Off road parking for multiple vehicles and front and back gardens. This property is located in a quiet cul-de-sac close to local amenities. Double glazed UPVC windows and efficient electric heating throughout. Council tax band B. EPC Rating C. Deposit £980.76

LOCATION

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<https://www.willsons-property.co.uk>

Viewings and Holding deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Accommodation

Semi-Detached 3 bedroom property located in a cul-de-sac. Access is granted via UPVC door and leads into;

Entrance Hall

6'3" x 4'0" (1.91 x 1.24)

Access to downstairs WC and lounge, electric radiator, light fitting and switches.

Lounge

18'4" x 13'3" (5.60 x 4.05)

UPVC double glazed windows, electric radiator, TV and internet connections, sockets and switches

Kitchen

15'11" x 10'9" (4.87 x 3.28)

UPVC Window and Double UPVC doors leading to rear garden. Stainless steel double sink and drainer, integral electric oven and 4 ring hob with overhead extractor fan, Range of wall and base units, plumbing for washing machine, sockets and switches.

Understairs storage

2'8" x 11'3" (0.82 x 3.44)

Electric fuseboard, light fixture, sockets and switches.

Bathroom

7'6" x 5'8" (2.30 x 1.75)

Bath with overhead shower and shower screen, toilet, pedestal hand basin, storage cupboard housing water tank., extractor fan.

Master bedroom

10'7" x 12'7" (3.25 x 3.85)

UPVC double glazed windows, en-suite, electric radiator, TV ariel connection, sockets and switches.

En-Suite to Master bedroom

2'11" x 7'9" (0.89 x 2.37)

UPVC double glazed window, towel rail, hand basin, toilet, shower cubicle, extractor fan.

Bedroom 2

8'4" x 12'4" (2.56 x 3.76)

UPVC Double glazed window, electric radiator, TV ariel connection, sockets and switches.

Bedroom 3

6'7" x 7'2" (2.01 x 2.20)

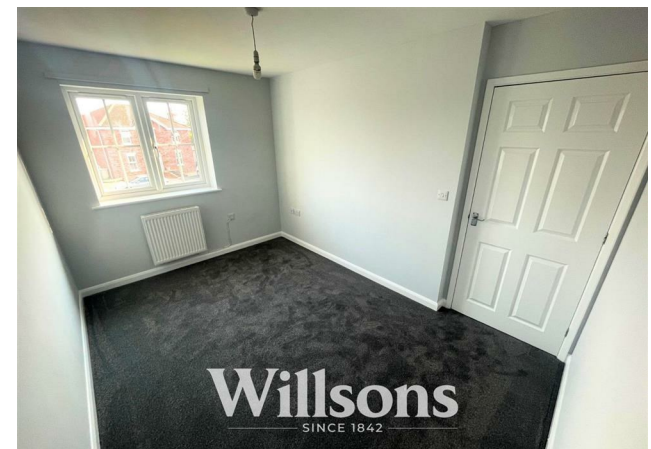
UPVC double glazed window, electric radiator, Internet port, sockets and switches

Back garden

Accessed via kitchen and side gate, Storage shed, private patio and grass area, outside light.

Front garden

Driveway suitable for multiple cars, grassed front garden





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.

