



# Willsons

13, Martin Way, Winthorpe, Skegness

£220,000



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# Willsons

SINCE 1842



13, Martin Way, Winthorpe,  
, Skegness,  
Lincolnshire, PE25 1EN

### "AGENT'S COMMENTS"

*A detached bungalow situated on a corner plot set in a quiet location within easy reach of the local amenities, beach and popular golf course. Benefiting from uPVC windows and doors throughout, garage, car port, driveway, gas central heating and private rear garden. No onward chain.*

### LOCATION

*Winthorpe with a primary school & sandy beaches is located on the outskirts of the seaside resort of Skegness. Skegness has primary & secondary schools including a grammar & colleges. There is a range of shops both national & independents including several supermarkets. There is also a hospital, doctor's surgeries, dentists & leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs & restaurants as well as takeaways of course one of which being fish & chips. Regular bus services run from Skegness along the coast through Winthorpe. Skegness also has a train station with services to Nottingham*



**Willsons**  
SINCE 1842

16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E. [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### Front of Property

With decorative slabbed and gravelled front garden edged with post and chain link fencing, concrete driveway, concrete path leading to the side entrance of the property.

### Entrance Hallway

11'7" x 10'1" (3.53m x 3.07m)

With carpeted flooring.

### Kitchen

11'10" x 9'11" (3.61m x 3.02m)

With windows to the rear and side of the property, high gloss wall and base units, grey metro splashback tiles, stainless steel sink and drainer, space for cooker, washing machine, dishwasher and dryer, wall mounted boiler and tiled flooring.

### Lounge

16'9" x 11'7" (5.11m x 3.53m)

With leaded bay window to front of the property, gas fire with surround and carpeted flooring.

### Bathroom

7'8" x 7'3" (2.34m x 2.21m)

With window to side of the property, tiled walls and flooring, bath with mixer shower taps, WC, basin and bidet.

### Bedroom One

10'11" x 6'7" (3.33m x 2.01m )

With leaded window to the front of the property and carpeted flooring.

### Bedroom Two

10'8" x 9'11" (3.25m x 3.02m)

With window to rear of the property, built in wardrobes, cupboard and carpeted flooring.

### Bedroom Three

8'6" x 7'8" (2.59m x 2.34m)

With window to side of the property and carpeted flooring.

### Rear Garden

With slabbed patio area under the veranda, lawn laid to grass boarded with mature trees and fencing, concrete path leading to the garage and further slabbed area to the rear of the garage.

### Garage

16'9" x 8'10" (5.11m x 2.69m)

With up and over door, uPVC window and door to side, electrics installed.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

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

### Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 2735-3046-3209-9025-1200

### Viewing

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

### Local Authority

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

### Directions

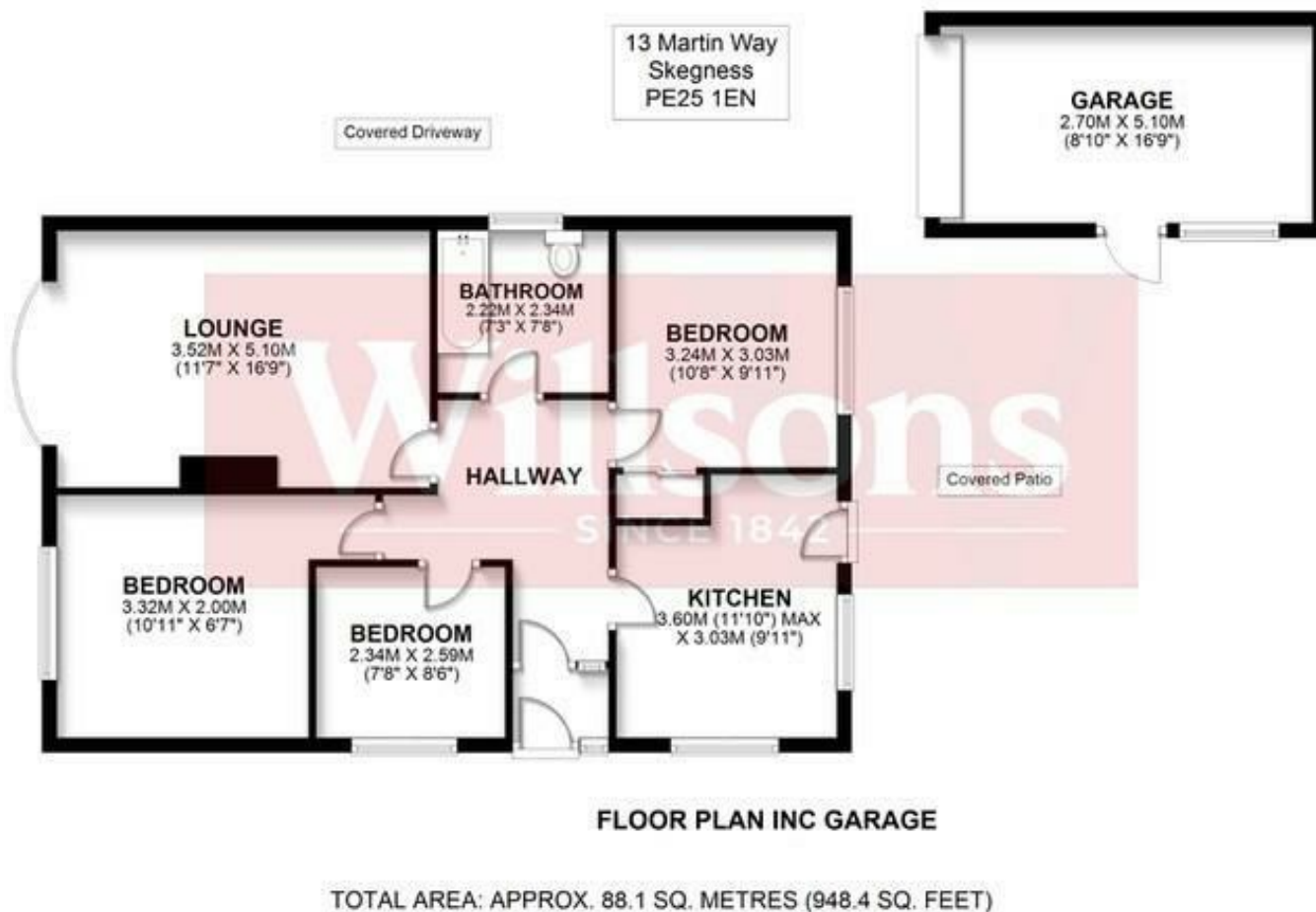
Leave Skegness on the A52 Roman Bank towards Mablethorpe, continue for approximately 1 mile before turning left on to Church Lane (Winthorpe). Take the 4th right (Marin Way), the property will be situated on the left before the junction to Jonathan Drive.

### What 3 Words

///hang.staple.frames







## 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.

