



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



122 Wainfleet Road  
Skegness, Lincolnshire. PE24 3RX

**BELL**





## 122 Wainfleet Road Skegness

122 Wainfleet Road is an early-20th Century four-bedroom family home, modernised and enhanced by the current vendors to combine contemporary style with classic features – including high ceilings throughout. Work includes a full re-roof of the property, acoustic bay window installation to the front, extensive re-decoration, kitchen installations, refreshed flooring, Hive heating system and fibre optic internet connection.

Providing an attractive open-plan living room to dining room; alongside breakfast kitchen with utility, cloakroom and conservatory off, the property will meet the requirements of a range of potential purchasers; up to four bedrooms on the first floor currently include spaces used as a dressing room and a home office. The property enjoys a private, secure rear garden space with lawn and patio seating.

The property is situated within the ever-popular seaside town of Skegness. With a full range of services and amenities within convenient distance – including primary and secondary schooling; the beach holds the prestigious Blue Flag award.

### ACCOMMODATION

**Entrance Lobby** having uPVC double glazed leaded main entrance door with window over, wood single glazed coloured glass door with matching window over to:

**Hallway** having wood effect flooring, carpeted spindle and balustrade staircase to first floor, ceiling light and power points. Doors to dining room, kitchen and to:





**Living Room** having uPVC double glazed leaded bay window to front aspect; ornate fireplace with stone surround, log burning stove inset, wood flooring, TV point, ceiling and wall lights and power points. Open double doorway to:

**Dining Room** with uPVC double glazed leaded window to rear aspect; stone feature fireplace, wood effect flooring, ceiling light and power points.

**Breakfast Kitchen** having uPVC double glazed leaded windows to side, uPVC double glazed obscure door with window over to side aspect; an excellent range of modern storage units to base and wall levels, sink and drainer set to roll edge worktop with breakfast bar, De'Longhi Range cooker set to stainless steel surround with extractor canopy, integrated Beko dishwasher, space and connections for upright American style fridge freezer. Tiled flooring, ceiling light and power points. Door to:

**Utility** having wood single glazed obscure window with internal secondary glazing to side aspect; built in storage unit, space and connections for washing machine and dryer, carpeted floor, radiator, ceiling light and power points. Wood obscure glazed door to conservatory and door to:

**Cloakroom** with wood single glazed obscure window with internal secondary glazing to side aspect; low level WC and ceiling light.

**Conservatory** having uPVC double glazed sliding doors to rear; window to side aspect and polycarbonate roof; carpeted floor, wall light and power points.

**First Floor - Gallery Landing** with skylight to ceiling, carpeted floor, ceiling light and power points. Doors to first floor accommodation.

**Bedroom** (currently utilised as an office) with uPVC double glazed leaded window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed bay window to front aspect; built in wardrobe and storage space with TV point, carpeted floor, radiator, ceiling light and power points.





**Bedroom** with uPVC double glazed leaded window to rear aspect; carpeted floor, radiator, ceiling light and power points.

**Bathroom** having uPVC double glazed obscure leaded window to side aspect; bath with Triton electric shower over, pedestal wash hand basin and low level WC. Wood effect flooring and ceiling light.

**Bedroom** (currently dressing room) with uPVC double glazed leaded window to rear aspect; built in storage space, including housing gas fired wall mounted Worcester boiler, carpeted floor, ceiling light and power points.

## OUTSIDE

The property is situated on the corner of Wainfleet Road and Mayfield Grove, with street parking available on both. The front garden space, contained by a low-level brick wall, is laid to low maintenance paving, with post and rail fence containing the side and a pedestrian gate to the front.

The rear garden is initially laid to paved patio, providing seating space, with a lawned area to one corner. The boundaries are contained by wood panel fencing with a personnel gate to the side, ensuring a child and pet friendly secure space.

**East Lindsey District Council – Tax band: B**

**ENERGY PERFORMANCE RATING: E**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office  
Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
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#### Approximate total area<sup>(1)</sup>

1227.19 ft<sup>2</sup>

114.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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