



4 Brewster Lane

Wainfleet, Skegness

A spacious 3 Bedroom detached bungalow situated in the popular market town of Wainfleet all Saints convenient for local amenities and the train station. The accommodation comprises Entrance Hall, 16ft Lounge with doors opening to a 14ft Conservatory, Kitchen and a modern Shower Room. The property stands on a good sized plot with ample parking, Garage and a lovely rear garden. Viewing is essential to appreciate the space on offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





ACCOMMODATION

Entrance is on the front elevation via a covered porch with a pvc door to the:-

HALLWAY

With radiator, built in cupboard.

LOUNGE

16' 10" x 12' 6" (5.13m x 3.82m)

With pvc window to the front elevation, radiator, fireplace with inset electric fire, 2 radiators, glazed french doors to the:-

CONSERVATORY

14' 2" x 7' 5" (4.33m x 2.27m)

Of pvc construction with opaque polycarbonate roof, pvc french doors to the garden, electric panel heater.

KITCHEN

14' 6" x 10' 0" (4.41m x 3.05m)

Fitted with base units with worksurfaces over, 1 1/2 bowl stainless steel sink unit with mixer tap over, space and plumbing for washing machine, tall units, Flavel range cooker with extractor fan above and stainless steel splashback, floor standing oil fired central heating boiler, radiator, pvc window to the rear elevation, glazed window overlooking and door to the Conservatory.

SHOWER ROOM

12' 4" x 7' 0" (3.76m x 2.13m)

Fitted with a large walk in shower with wet wall panelling and glass screen, W.C with concealed cistern, hand basin in a vanity unit, built in airing cupboard, radiator, opaque pvc window to the side elevation.



BEDROOM 1

13' 3" x 10' 4" (4.05m x 3.15m)

With a pvc window to the front elevation, radiator, built in wardrobes to one wall.

BEDROOM 2

10' 5" x 10' 4" (3.17m x 3.14m)

With pvc window to the rear elevation, radiator, built in wardrobes to one wall.

BEDROOM 3

9' 1" x 8' 10" (2.76m x 2.69m)

With a pvc window to the side elevation, radiator.

OUTSIDE

To the front of the property is a low brick wall with mature planted borders and a gravelled drive providing ample parking. Double vehicle gates open onto an inner concrete drive leading to the:-

GARAGE

With electric up and over door, light and power connected.

REAR GARDEN

The lovely rear garden is a good size with mature planting and includes shaped lawns, gravelled and pebbled areas, circular paved patio seating areas, covered seating area, greenhouse, 2 timber garden sheds and a Summerhouse. Oil tank.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.





VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C – 2026/27 – £2022.21

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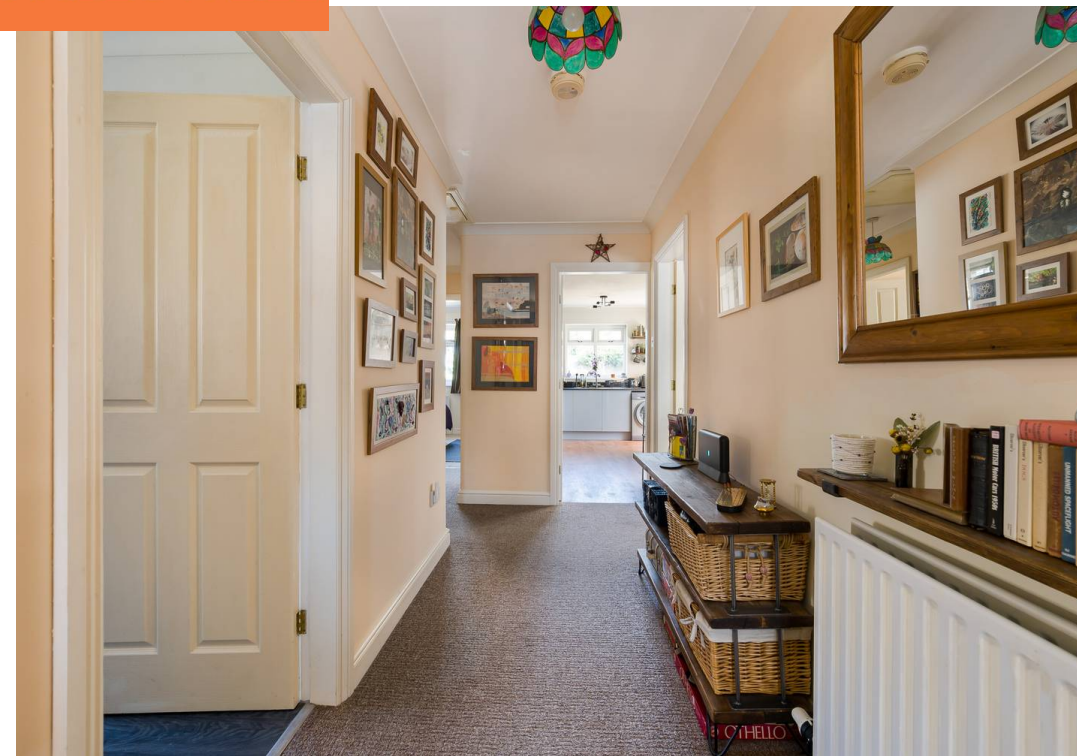


AGENTS NOTES

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 **NEWTON FALLOWELL**







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Ground Floor

Approx. 99.4 sq. metres (1069.9 sq. feet)





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