

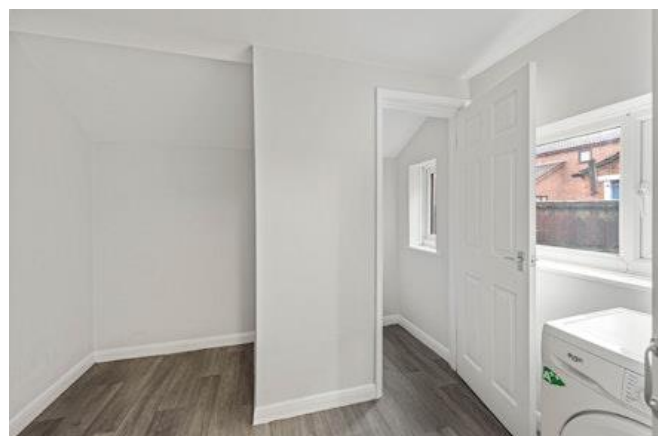


86 Wainfleet Road, Skegness,  
Lincs, Pe25 3RG



**£149,950**

- NO CHAIN
- CLOSE TO TOWN CENTRE
- LOUNGE & DINING ROOM
- KITCHEN & UTILITY ROOM
- FREEHOLD
- 3 STOREY HOUSE
- REAR YARD
- GAS CENTRAL HEATING
- EPC RATING D
- COUNCIL TAX BAND A



**NO CHAIN.** A 3 storey, 5 Bedroom mid terrace house just a few minutes walk from Skegness town centre. With Entrance Hall, Lounge, Dining Room, Kitchen, Utility, W.C. 3 Bedrooms and Bathroom to the first floor and two further Bedrooms to the second floor. There is an enclosed front garden and an enclosed yard to the rear with access to the service road. The property benefits from gas central heating. EPC Rating D

### ACCOMMODATION

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

### ENCLOSED PORCH

With inner glazed door to the:-

### ENTRANCE HALL

With stairs to the first floor.

### LOUNGE 4m x 3.72m (13'1" x 12'2")

With pvc bay window to the front elevation, decorative fireplace with tiled hearth, radiator.



### **DINING ROOM** 3.9m x 3.4m (12'10" x 11'2")

With pvc window to the rear elevation, decorative fireplace, radiator.

### **REAR LOBBY**

With door to rear yard.

### **KITCHEN** 3.44m x 2.95m (11'4" x 9'8")

Fitted with base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit, space for cooker with extractor hood above, space for fridge freezer, wall mounted gas central heating boiler, pvc window to the side elevation, door to:-

### **UTILITY ROOM** 2.95m x 2.54m (9'8" x 8'4")

With pvc window to the side elevation, door to:-

### **W.C**

With pvc window to the side elevation.

### **1ST FLOOR LANDING**

With stairs to the second floor.

### **BEDROOM 1** 5.5m x 4.22m (18'0" x 13'10")

With 2 pvc windows to the front elevation, radiator.

### **BEDROOM 2** 3.9m x 3.5m (12'10" x 11'6")

With pvc window to the rear elevation, radiator.

### **BATHROOM** 1.8m x 1.73m (5'11" x 5'8")

With panelled bath, pedestal hand basin, W.C, pvc window to the side elevation.

### **BEDROOM 5** 2.95m x 2.4m (9'8" x 7'11")

With pvc window to the rear elevation, radiator.

## 2ND FLOOR LANDING

### BEDROOM 3 5.4m x 3.5m (17'8" x 11'6")

With pvc skylight window to the rear elevation.

### BEDROOM 4 3.55m x 3.32m (11'7" x 10'11")

With pvc dormer window to the front elevation.

## OUTSIDE

To the front is a garden with path to the front door.

To the rear is a concreted yard area with gate to rear service road.

## TENURE

Freehold.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

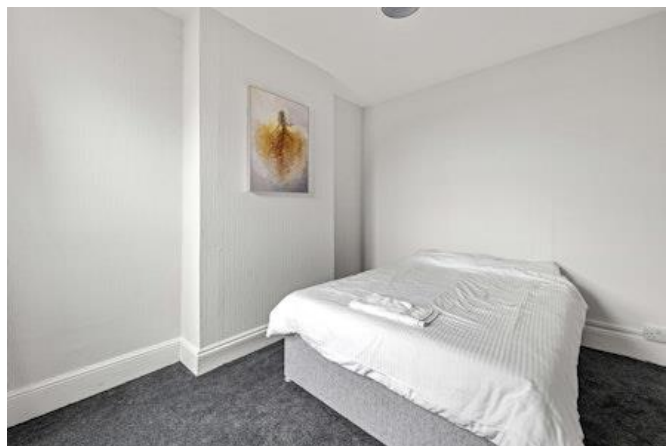
The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band A - 2025/26 - £1494.32





## MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £66 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

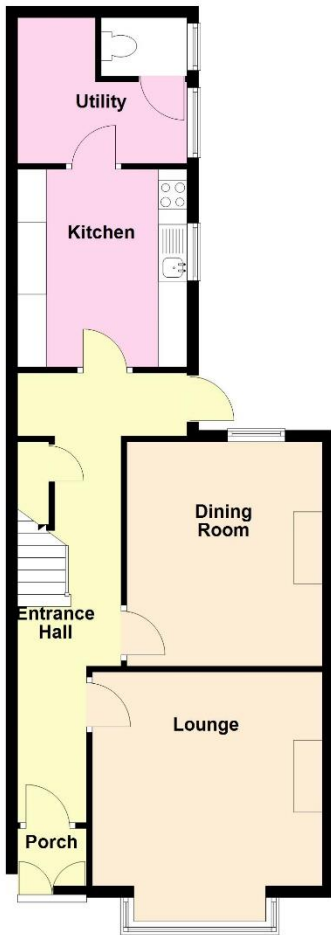
## AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

### Ground Floor

Approx. 59.3 sq. metres (638.8 sq. feet)



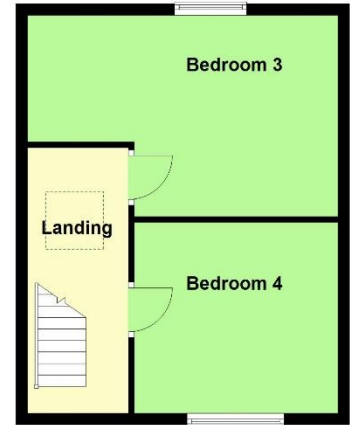
### First Floor

Approx. 59.7 sq. metres (642.8 sq. feet)

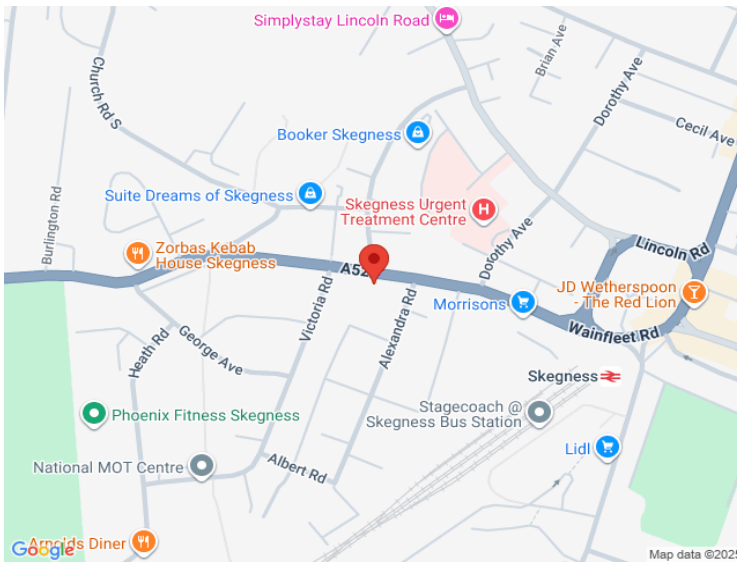


### Second Floor

Approx. 37.4 sq. metres (402.1 sq. feet)



Total area: approx. 156.4 sq. metres (1683.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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