



Waingrove St. Michaels Lane

Wainfleet St. Mary, Skegness

NO CHAIN. A spacious detached bungalow with 2 double bedrooms situated in a pleasant location on the outskirts of the popular market town of Wainfleet with open farmland to the rear. The accommodation comprises Entrance Lobby, large open plan Lounge & Dining Kitchen, 2 Bedrooms and a Bathroom. There are good sized gardens, integral Garage and parking for several vehicles and a large motorhome. The property benefits from oil fired central heating. EPC Rating E

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





ACCOMMODATION

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

ENTRANCE LOBBY

With door to:-

LIVING ROOM

14' 6" x 12' 10" (4.43m x 3.92m)

With pvc patio door to the front elevation, brick fireplace with display shelving, radiator, opening to the:-

DINING KITCHEN

18' 2" x 12' 8" (5.54m x 3.85m)

With base and wall units, worksurfaces with tiled splashbacks, 1 1/2 bowl sink unit with mixer tap over, built in oven with electric hob and extractor hood above, plumbing for washing machine, 2nd built in double oven, tiled floor, pvc window and pvc door to the rear elevation, pvc window to the side elevation, radiator.

INNER HALLWAY

With built in airing cupboard housing the hot water cylinder, access to roof space.

BEDROOM 1

14' 5" x 11' 5" (4.40m x 3.49m)

With pvc window to the front elevation, radiator, a range of built in furniture with built in wardrobes, display shelving, overbed lockers and side cabinets.

BEDROOM 2

15' 7" x 9' 6" (4.75m x 2.89m)

With pvc window to the rear elevation, radiator, built in wardrobes with bedside cabinets and overbed lockers.



BATHROOM

11' 11" x 6' 6" (3.62m x 1.97m)

Fitted with a panelled bath, shower enclosure with Triton electric shower and screen door, hand basin in a vanity unit, W.C, radiator, chrome towel radiator, opaque pvc window to the rear elevation, tiled floor.

INTEGRAL GARAGE

17' 2" x 9' 5" (5.23m x 2.88m)

With electric vehicle door, oil fired central heating boiler, light and power connected, cold water tap.

OUTSIDE

To the front is a low hedge with central flower and shrub beds. A concrete drive to the side provides access to the garage. A further gravelled drive leads around to the rear of the property providing additional parking and being ideal for a several vehicles, a large motorhome, trailer etc. There is a large lawned garden with a paved patio seating area, paved paths, shrub beds, oil tank, brick outhouse, and Summerhouse. Beyond the rear garden lies open farmland.

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 and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band B - 2026/27 - £1,743.15





 **NEWTON FALLOWELL**





ANTI 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. There is a charge for these checks of £72 (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

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.



Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

