



76 Wainfleet Road, Skegness,
Lincs, PE25 3RG



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£149,950

- NO CHAIN
- CLOSE TO TOWN CENTRE
- 3 STOREY HOUSE
- REAR YARD
- LOUNGE & DINING ROOM
- GAS CENTRAL HEATING
- FREEHOLD
- EPC RATING D



NO CHAIN. A 3 storey, 8 Bedroom end of terrace house just a few minutes walk from Skegness town centre. With Entrance Hall, Lounge, Dining Room, Kitchen, Pantry. 4 Bedrooms, Bathroom and W.C to the first floor and 4 further Bedrooms to the second floor. There is a gravelled 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:-

HALLWAY

With pvc window to the side elevation, stairs to first floor, radiator.

LOUNGE 4.97m x 3.62m (16'4" x 11'11")

With pvc bay window to the front elevation, fireplace surround with inset electric fire, radiator.

DINING ROOM 5.14m x 3.11m (16'11" x 10'2")

With pvc window to the side elevation, understairs storage cupboard, further built in cupboard.



PANTRY

With pvc window to the rear elevation, shelving.

KITCHEN 3.75m x 2.31m (12'4" x 7'7")

With base units, 2 wall cupboards, worksurfaces with tiled splashbacks, composite sink unit with mixer tap over, built in oven with electric hob and extractor hood above, appliance space, space for fridge freezer.

1ST FLOOR LANDING

with 3 built in cupboards, stairs leading to 2nd floor.

BEDROOM 1 4.02m x 3.67m (13'2" x 12'0")

With pvc windows to the front and side elevations, decorative fireplace, radiator.

BEDROOM 2 2.7m x 2.68m (8'11" x 8'10")

With pvc windows to the front elevation, decorative fireplace, radiator.

BEDROOM 3 3.67m x 3.14m (12'0" x 10'4")

With pvc window to the side elevation, radiator.

BEDROOM 4 2.61m x 2.36m (8'7" x 7'8")

With pvc window to the side elevation, wall mounted gas central heating boiler.

W.C

With W.C, pvc window to the rear elevation.

BATHROOM

With panelled bath with mixer tap and hand shower attachment, hand basin in a vanity unit, tiled walls, pvc window to the rear elevation.

2ND FLOOR LANDING

With wooden skylight window, access to roof space.

BEDROOM 5 3.13m x 2.32m (10'4" x 7'7")

With pvc window to the front elevation.

BEDROOM 6 3.55m x 3.2m (11'7" x 10'6")

With pvc window to the side elevation.

BEDROOM 7 3.21m x 2.89m (10'6" x 9'6")

With pvc window to the side elevation.

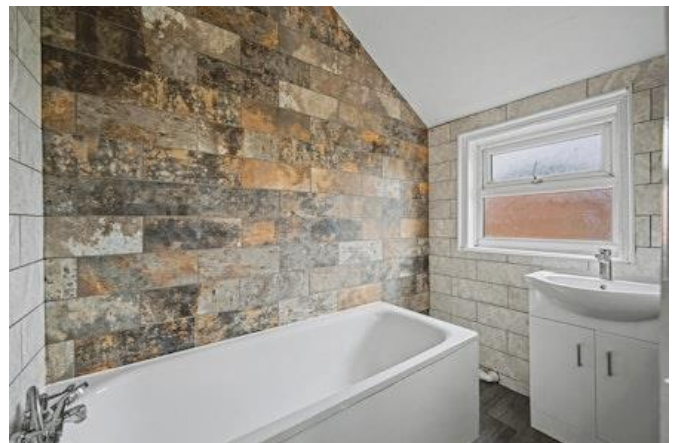
BEDROOM 8 2.31m x 1.93m (7'7" x 6'4")

With wooden skylight window.

OUTSIDE

To the front is a small gravelled garden with a 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

ANTI MONEY LAUNDERING REGULATIONS

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AGENTS NOTES

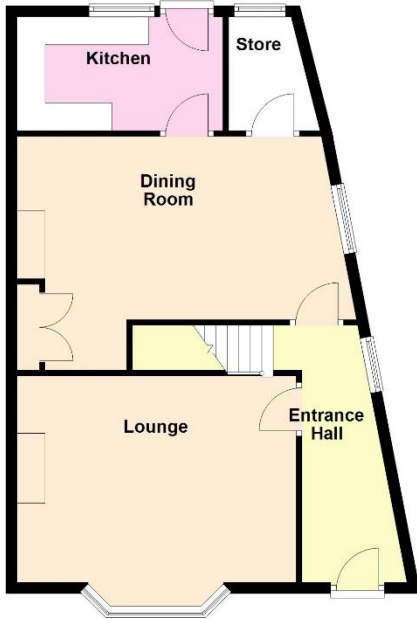
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Ground Floor

Approx. 61.1 sq. metres (657.8 sq. feet)



First Floor

Approx. 60.9 sq. metres (655.5 sq. feet)

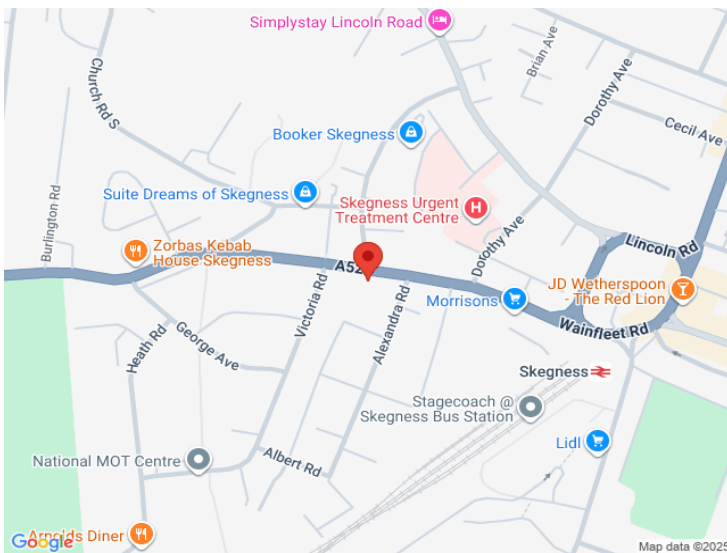


Second Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



Total area: approx. 168.0 sq. metres (1807.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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