

property details **approval form**

28 Wainfleet Road, Skegness, Lincolnshire, England, PE25 3QP

Date: 21 May 2026

Property Ref and Version: SKG110320 - 0001

selling your home with us!

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>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£200,000

Tenure: Freehold

>> **key features**

- > Five bedroom semi-detached house
- > Separate utility room
- > Family bathroom
- > Basement storage room
- > Front and rear gardens
- > Driveway providing off-road parking
- > Convenient location close to amenities
- > EPC Rating: D

>> **short description**

Spacious five bedroom semi-detached house located on Wainfleet Road, Skegness, offering generous living accommodation throughout. Benefitting from a lounge, kitchen, utility room, bathroom and useful basement storage room. Externally the property offers front and rear gardens & driveway parking.

>> **long description**

Situated on the popular Wainfleet Road in the seaside town of Skegness, this spacious five bedroom semi-detached home offers fantastic accommodation across multiple levels, making it an ideal purchase for families, investors or those seeking additional living space.

The property briefly comprises a lounge, fitted kitchen, separate utility room and family bathroom. The home further benefits from five bedrooms, providing flexible accommodation suitable for larger families, home working or guest rooms. A useful basement level storage room offers additional practicality and excellent extra storage space.

Externally, the property enjoys both front and rear gardens along with a driveway providing off-road parking. The grounds are securely fenced and gated, offering additional privacy and security.

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Conveniently located close to local amenities, schools and transport links, this property offers excellent access to the town centre and seafront attractions while still providing spacious residential living. Viewing is highly recommended to appreciate the size and potential on offer.

>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

Entrance hall with radiator and staircase access.

Lounge

14' 5" x 13' 11" (4.39m x 4.24m)

A spacious reception room with bay window to the front elevation, and radiator.

Kitchen

12' 6" x 12' 1" (3.81m x 3.68m)

Fitted with wall and base units with work surfaces over incorporating sink unit and drainer. Space for cooker, fridge/freezer, and appliances together with dining area and breakfast bar. Window to the side and rear elevation and radiator.

Utility

Useful utility space with plumbing and appliance space together with additional storage. Window to side elevation.

Bedroom One

15' 1" x 11' 6" (4.60m x 3.51m)

A double bedroom with fitted wardrobes, radiator, and window to the front elevation.

Bedroom Two

12' 2" x 11' 7" (3.71m x 3.53m)

A further double bedroom with fitted wardrobes, storage units, radiator, and window to the front elevation.

Bedroom Three

10' 8" x 7' 6" (3.25m x 2.29m)

A single bedroom with radiator and window to the front elevation, currently utilised as office space.

Bedroom Four

14' 5" x 9' 10" (4.39m x 3.00m)

A spacious double bedroom with fitted storage units, radiator, and window to the side elevation.

Bedroom Five

9' 4" x 9' 2" (2.84m x 2.79m)

A further double bedroom with fitted wardrobes and window to the rear elevation.

Family Bathroom

Fitted with panel bath, separate standing shower enclosure, wash hand basin, WC, towel radiator, and obscured window to the rear elevation.

Basement

Spacious basement room offering versatile potential for storage, hobbies, or additional accommodation subject to requirements. With three double rooms, and access from the rear garden.

Your William H Brown office: 20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU

T 01754 768311 **E** Skegness@williamhbrown.co.uk

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>> **room description**

Front Garden

Low maintenance frontage with access to the property via steps. Side gate access to rear garden.

Rear Garden

Enclosed rear courtyard garden with lawned area and seating space together with access to the basement rooms. Brick wall to one side of garden with the rest being fenced with double gate access for parking and leading to rear service road. Outbuilding for additional storage.

Parking

Rear parking accessed via a driveway providing off-road parking.

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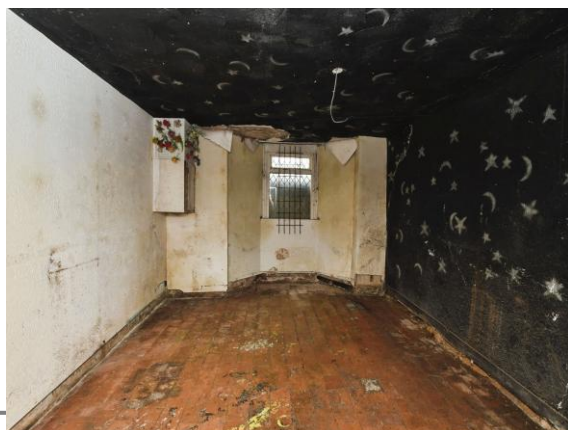
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>> floor plan



Total floor area 199.9 m² (2,152 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

<p>Jamie-Lea Mcalpine</p>		
<p>Ms S. Philpott</p>		

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