



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 (tbc)

Council Tax band: B

Tenure: Freehold





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**





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