



Northholme, Wainfleet Skegness PE24 4EQ

welcome to

Northholme, Wainfleet Skegness

DECEPTIVELY SPACIOUS!

The property has a Lounge, Kitchen, Dining Room, Study, Three Bedrooms, Bathroom, Wc, Front & Rear Gardens and Driveway. Located near shops,



Entrance

Entrance door leads into the hallway which has a radiator, stairs leading to the first floor and doors into:

Dining Room

14' 5" x 11' (4.39m x 3.35m)

With window and radiator. There is also open access into:

Lounge

10' 10" x 10' 11" (3.30m x 3.33m)

With window to front elevation and a radiator

Kitchen

11' 8" min x 7' 10" (3.56m min x 2.39m)

With wall, base and drawer units with worktop space over, sink & drainer with instant hot water tap, extractor hood, integrated hob & oven and a radiator.

Office

7' 3" x 7' 9" (2.21m x 2.36m)

With window to the rear elevation.

Utility

10' 10" x 6' 6" (3.30m x 1.98m)

Worktop space and wall units, window and door leading to rear.

Downstairs Bathroom

Bath with shower over, Wc, sink with vanity and an opaque window

Landing

Loft hatch access and doors leading into the following rooms:

Wc

Has a WC.

Bedroom One

10' 8" x 8' 11" (3.25m x 2.72m)

Has a Window & radiator with built in storage cupboard

Bedroom Two

12' 10" x 11' 3" (3.91m x 3.43m)

Has a Window & radiator

Bedroom Three

10' x 6' 5" (3.05m x 1.96m)

Has A Window & radiator

External

The front garden offers a lawned area with mature shrubs and pathway leading to the front door
The rear garden also has a lawned area, shed, patio area and driveway with wooden gates and fencing.

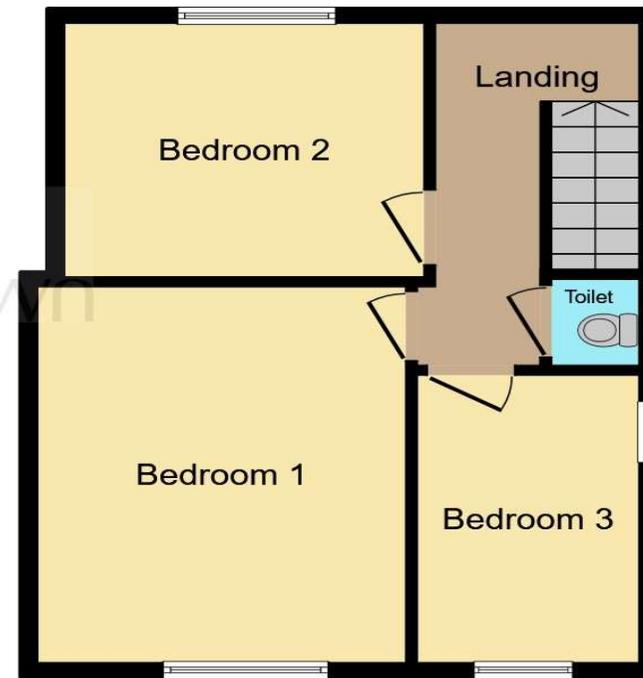


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Ground Floor



First Floor

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.focalagent.com

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Northholme, Wainfleet Skegness

- 3 BED SEMI-DETACHED HOUSE
- FRONT & REAR GARDEN
- DRIVEWAY
- DINING ROOM & STUDY
- WALKING DISTANCE TO SHOPS

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers in the region of

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SKG108989 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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