



# Inglenook, Pinfold Lane,

Bratoft, Skegness

NO CHAIN. A 3 Bedroom Detached Bungalow with just under 0.8 acre rear gardens. With Entrance Hallway, Lounge, Dining Room, Kitchen with Utility and Pantry, Wet Room and Boot Room/Porch. Large gardens with Summerhouse, metal Shed, Polytunnel, concrete driveway and Garage with parking for several vehicles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## ACCOMMODATION

### HALLWAY

With pvc door, radiator, built in storage cupboard.

### BEDROOM 1

12' 4" x 11' 1" (3.76m x 3.37m)

With pvc bay window to the front elevation and pvc window to the side, 2 radiators.

### BEDROOM 2

12' 9" x 11' 0" (3.89m x 3.36m)

With pvc window to the side elevation, radiator, built in shelving.

### WET ROOM

7' 10" x 5' 3" (2.39m x 1.61m)

With WC, wash basin, shower, tiled walls, radiator, pvc window to the rear elevation.

### BEDROOM 3

7' 7" x 10' 11" (2.30m x 3.34m)

With pvc window to the rear elevation, radiator.

### LIVING ROOM

12' 1" x 12' 9" (3.68m x 3.89m)

With pvc bay window to the front elevation, multifuel log burner, radiator, pvc window to the side elevation.

### DINING ROOM

9' 8" x 13' 6" (2.95m x 4.11m)

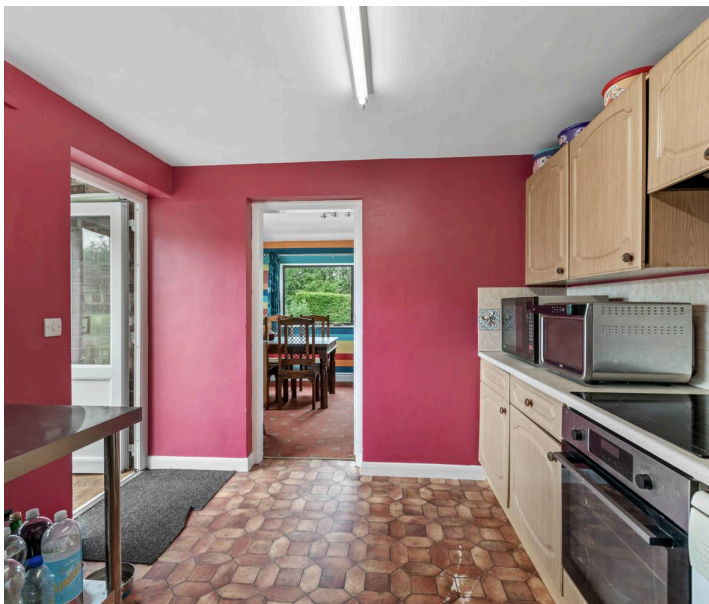
With pvc window to the front and side elevations, radiator.

### KITCHEN

With wall and base units with worksurfaces and tiled splash backs, built in oven, electric induction hob, stainless steel sink unit with mixer tap, integrated fridge, plumbing for dish washer, walk-in pantry, pvc window and door to the side elevation.

### UTILITY ROOM

With plumbing for washing machine and appliance space.



**UTILITY ROOM**

With plumbing for washing machine and appliance space.

**PORCH**

With sliding patio doors to the side elevation.

**OUTSIDE**

The front garden is majority lawned with pathways leading around the property, gated entrance with long concreted driveway leading to the Garage with parking for several vehicles and large rear garden.

**GARAGE**

With up and over vehicle door. The rear garden being 0.8 acre, surrounded by hedging and mature trees, with apple and cherry trees, metal Shed and polytunnel.

**SUMMERHOUSE**

With light and power.

**TENURE**

Freehold.

**SERVICES**

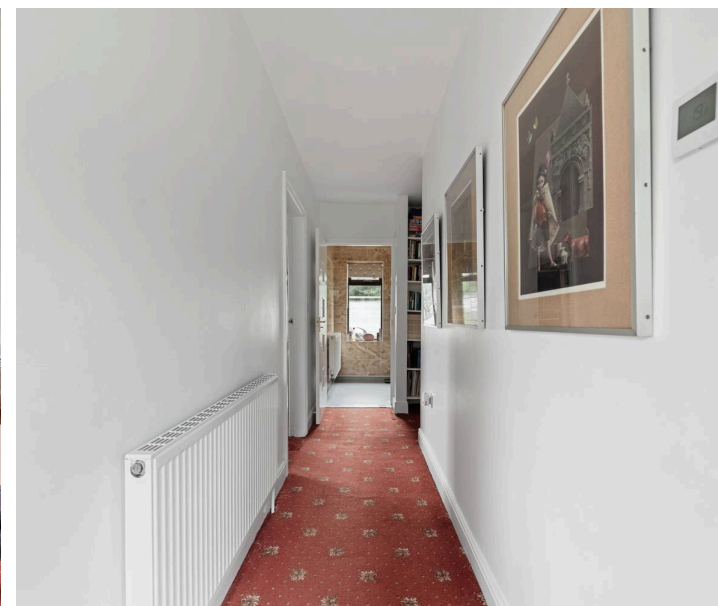
The property has mains electricity and water connected. Heating is via an air source heat pump. Drainage is to a cesspit.

**VIEWING**

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

**COUNCIL TAX**

Charging Authority – East Lindsey District Council Band C – 2026/27 – £1,952.65





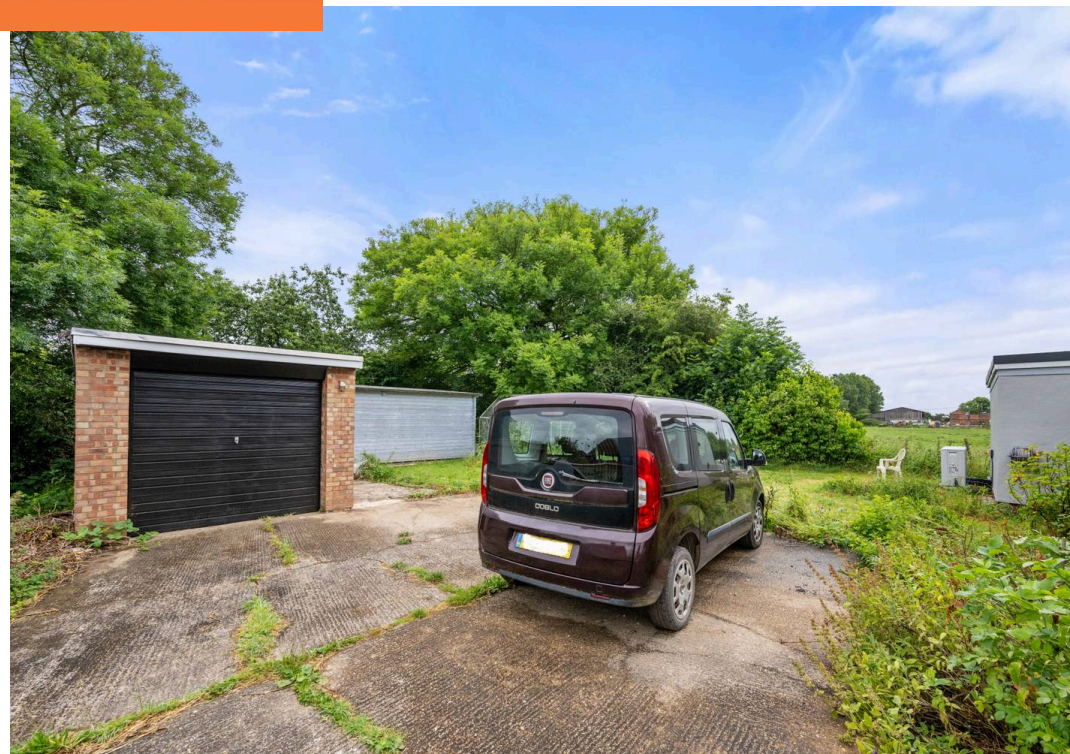
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#### **ANTI-MONEY LAUNDERING REGULATIONS**

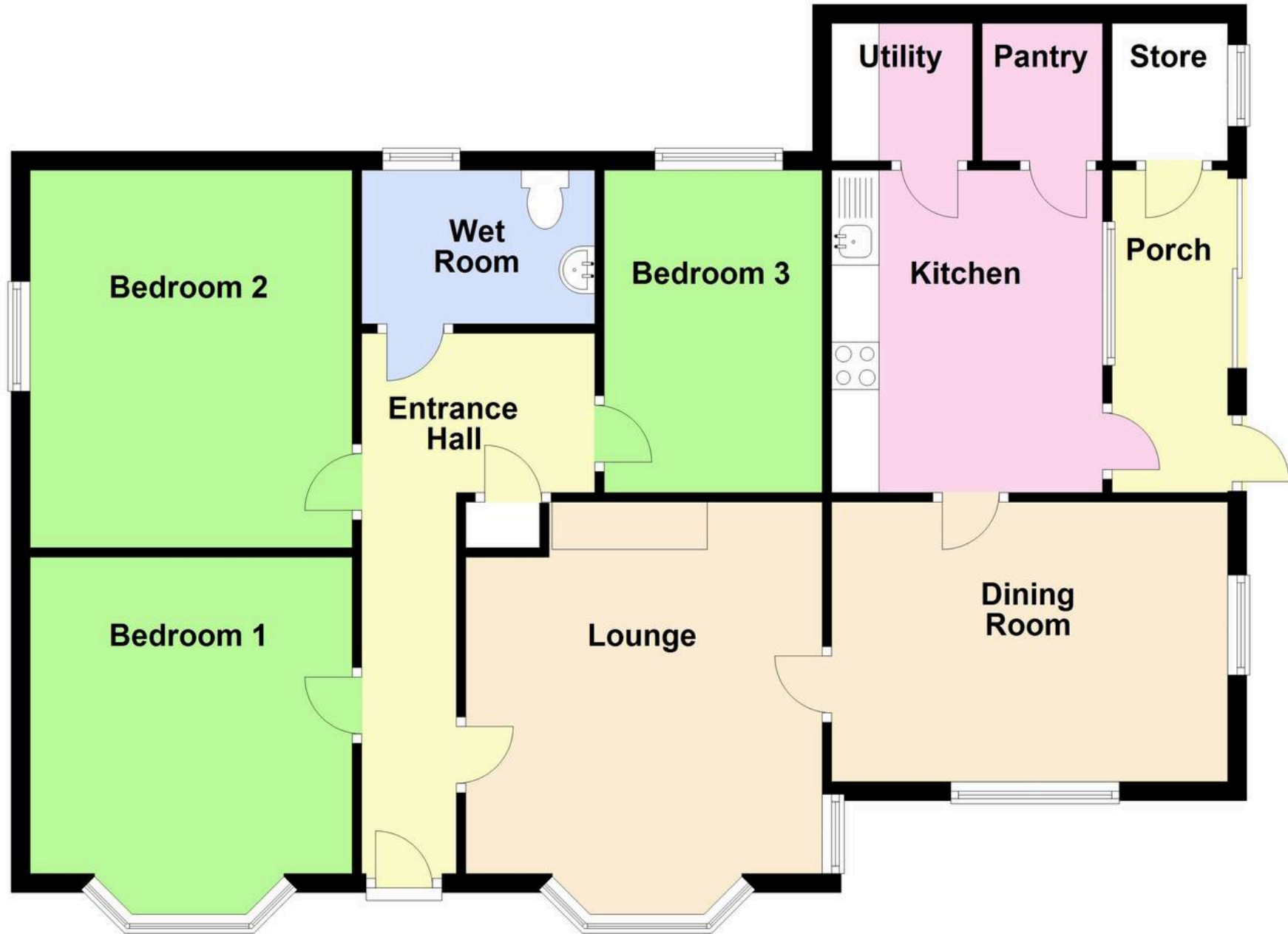
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. 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.

# Ground Floor

Approx. 96.9 sq. metres (1043.2 sq. feet)





## Newton Fallowell Estate Agents

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