



1 Mount Pleasant

Wainfleet, Skegness

No Chain. A detached cottage situated in the heart of this popular market town with lovely views over an open paddock to the front and an enclosed tiered courtyard garden to the rear. The accommodation comprises a re-fitted 17' kitchen, 23' lounge, 3 double bedrooms and a re-fitted family bathroom. The property benefits from air source heating and solar panels. Wainfleet-all-saints is well located for local facilities including Shops, primary school, public houses and Train Station. EPC Rating C

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

Entrance is via a shared passage leading to the rear of the property.

KITCHEN

17' 5" x 11' 0" (5.31m x 3.35m)

Fitted with a modern range of base and wall units with quartz worksurfaces and matching upstands, composite sink unit with mixer tap over, spaces for washing machine and dryer, integrated dishwasher, space for range cooker with extractor hood above, built in bench seating with matching cupboards below, pvc window and pvc door to the rear elevation.

LOUNGE

23' 2" x 14' 0" (7.05m x 4.26m)

With 2 pvc windows to the front elevation with lovely paddock views, 2 radiators, open staircase to the first floor.

1ST FLOOR LANDING

With pvc window to the side elevation, radiator.

BEDROOM 1

11' 4" x 11' 1" (3.46m x 3.38m)

With pvc window to the front with lovely paddock view, further pvc window to the rear elevation, 2 radiators.

BEDROOM 2

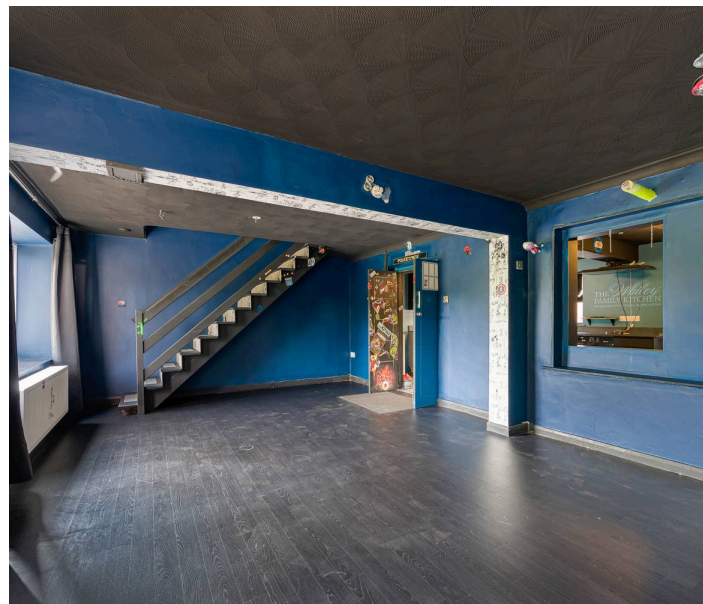
11' 2" x 10' 3" (3.41m x 3.13m)

With pvc window to the rear elevation, radiator.

BEDROOM 3

10' 8" x 8' 4" (3.25m x 2.53m)

With pvc window to the front elevation with lovely paddock view, radiator.



BATHROOM

Fitted with a shaped bath with direct shower over, W.C, pedestal hand basin, wet wall panelling, built in cupboard housing the hot water cylinder, radiator, pvc window to the side elevation.

OUTSIDE

A shared path to the side of the property with hand gate opens onto the enclosed rear garden which is mainly paved and concreted for low maintenance and being on two levels.

TENURE

Freehold.

SERVICES

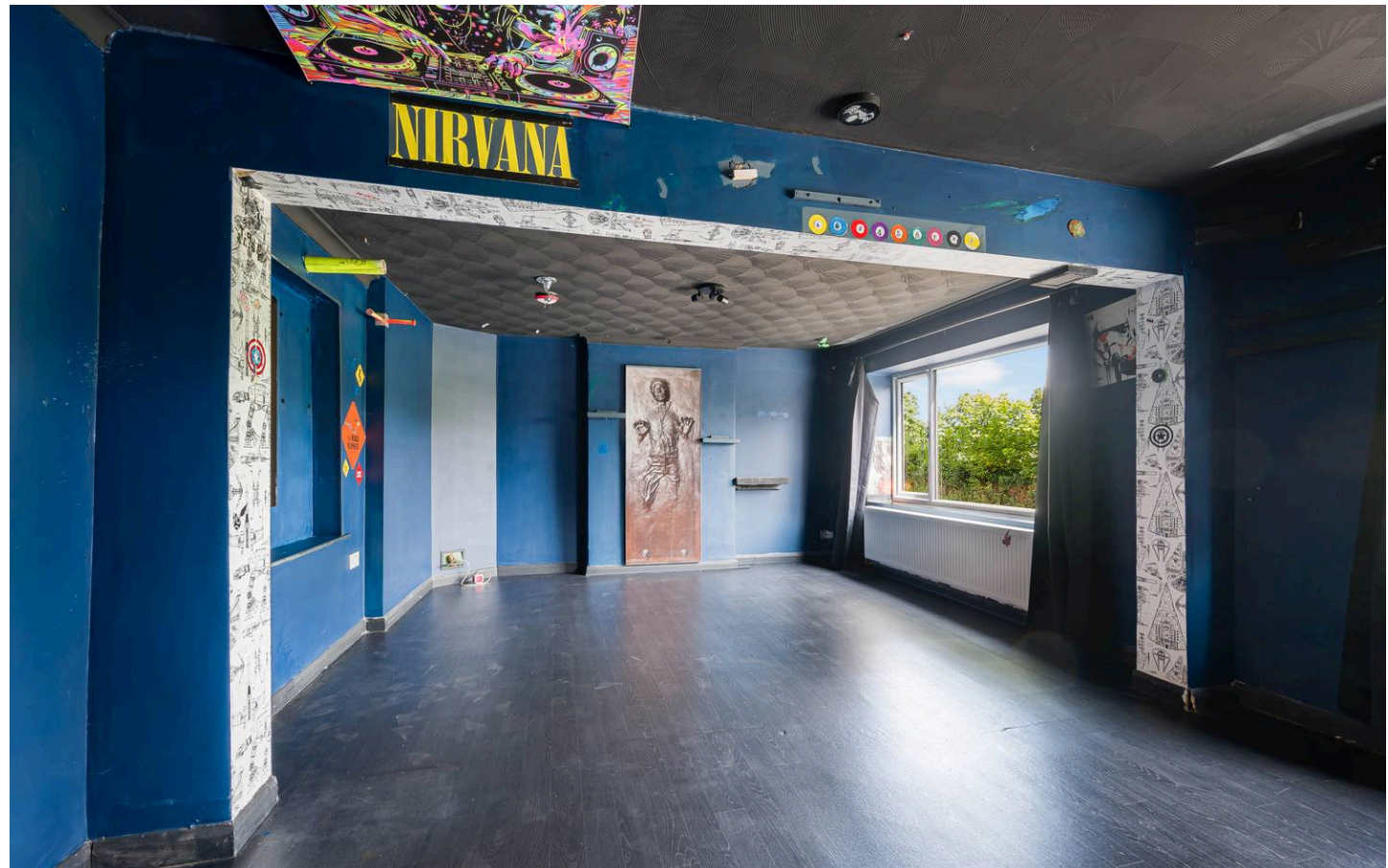
The property has mains electricity, water and drainage connected. Heating is via an air source heat pump. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

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

COUNCIL TAX

Charging Authority – East Lindsey District Council Band C – 2026/27 – £2022.21





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. There is a charge for these checks of £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. 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.





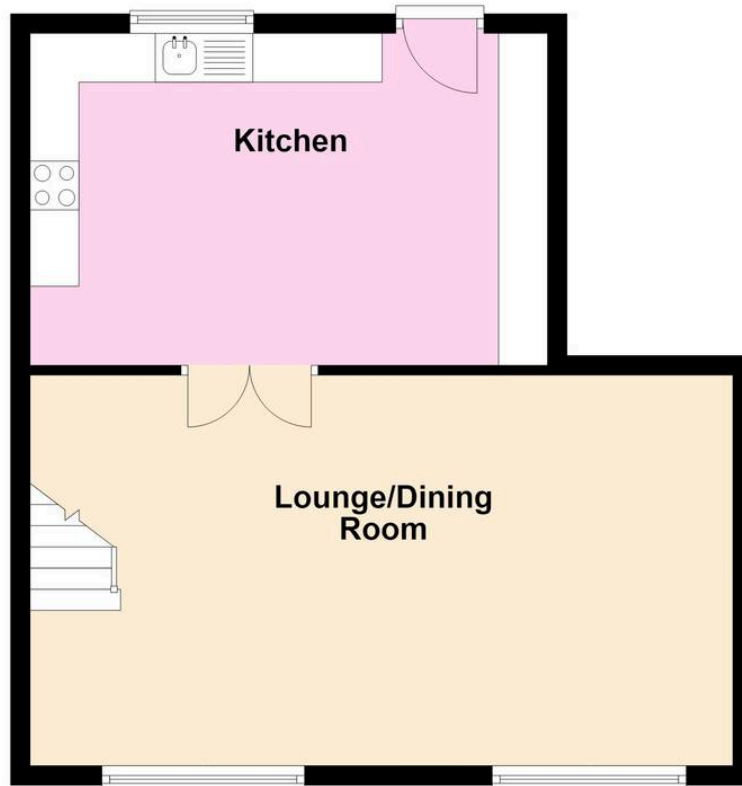


 **NEWTON FALLOWELL**



Ground Floor

Approx. 47.4 sq. metres (509.7 sq. feet)



First Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



Total area: approx. 95.4 sq. metres (1026.7 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

