



# 15 High Street

Wainfleet, Skegness

A beautifully presented 3 Bedroom Town House situated in the heart of Wainfleet All Saints just a stones throw from local amenities and the train station. The accommodation comprises an Entrance Hall, Lounge, Dining Room, galley style Kitchen, Rear Hallway leading to a Bathroom, Study and Bedroom. To the first floor is a Master Bedroom with En-Suite W.C, further Bedroom and a Cot Room. A shared passage to the front leads to the enclosed rear garden which includes lawn, covered seating areas and a Summerhouse. Viewing is essential to appreciate the size and presentation of this lovely family home. The property lies within a conservation area.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

## 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.





## ACCOMMODATION

Entrance is on the front elevation via a door opening to the:-

## HALLWAY

With radiator, stairs to first floor.

## LOUNGE

12' 0" x 11' 8" (3.66m x 3.56m)

With sash window to the front elevation, cast iron open fireplace with decorative surround, arched recesses to either side of the chimney breast, radiator.

## DINING ROOM

15' 10" x 8' 4" (4.83m x 2.54m)

With cast iron open fireplace in a decorative surround, built in storage cupboards either side of the chimney breast, radiator, beautiful stripped wooden flooring, pvc patio doors to the rear garden, door to:-

## KITCHEN

13' 8" x 7' 7" (4.17m x 2.31m)

Fitted with a range of shaker style base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap over, space for a range cooker with extractor hood above, 2 larder cupboards, space and plumbing for washing machine, space for dryer, space for fridge freezer, radiator, pvc window to the side elevation, skylight window.

## REAR LOBBY

7' 9" x 3' 7" (2.36m x 1.09m)

With radiator.

## BATHROOM

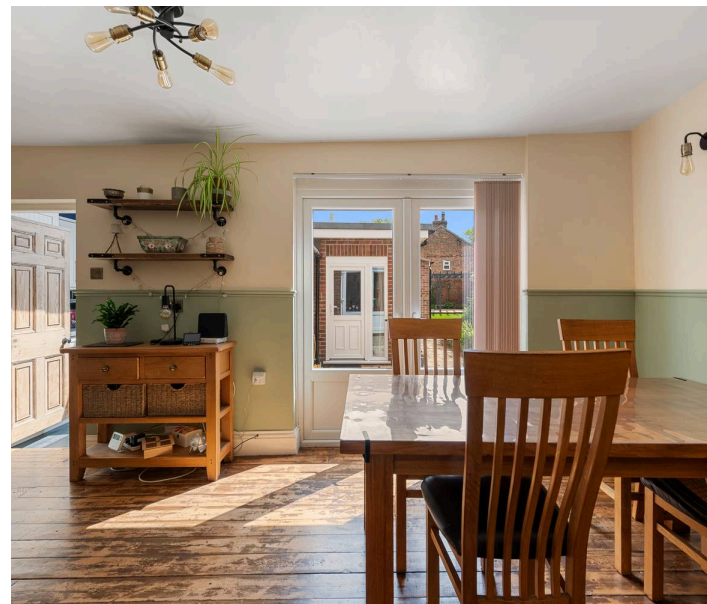
7' 2" x 12' 6" (2.18m x 3.81m)

With panelled bath with mixer tap, large tiled shower enclosure with electric shower, pedestal hand basin, W.C, heated towel rail, extractor fan, part tiled walls, pvc window overlooking the Study.

## STUDY

16' 7" x 5' 0" (5.05m x 1.52m)

With two large pvc windows to the side overlooking the garden, built in cupboard, pvc door to the rear





**STUDY**

16' 7" x 5' 0" (5.05m x 1.52m)

With two large pvc windows to the side overlooking the garden, built in cupboard, pvc door to the rear garden, radiator.

**BEDROOM**

14' 10" x 11' 4" (4.52m x 3.45m)

With a pvc window to the side elevation, radiator, built in sliding doored wardrobes to one wall.

**1ST FLOOR LANDING**

With access to roof space with pull down ladder.

**BEDROOM 1**

12' 5" x 12' 0" (3.78m x 3.66m)

With sash window to the front elevation, 2 built in cupboards, radiator, door to:-

**EN-SUITE W.C**

8' 6" x 2' 11" (2.59m x 0.88m)

With W.C, vanity unit with hand basin, sash window to the front elevation.

**BEDROOM 2**

10' 2" x 8' 8" (3.10m x 2.64m)

With pvc window to the rear elevation, radiator, built in cupboard.

**COT ROOM**

8' 4" x 5' 7" (2.54m x 1.70m)

With pvc window to the rear elevation, radiator.

**OUTSIDE**

A shared access to the side leads around to the rear of the house where there is a gate opening onto a paved seating area adjacent to the Dining Room. A path leads to the good sized enclosed rear garden which includes a lawn with stepping stones, shrub beds, a Greenhouse and two timber garden sheds. To the rear of the garden is a Summerhouse, a covered gravelled seating area a further paved seating area with pergola.

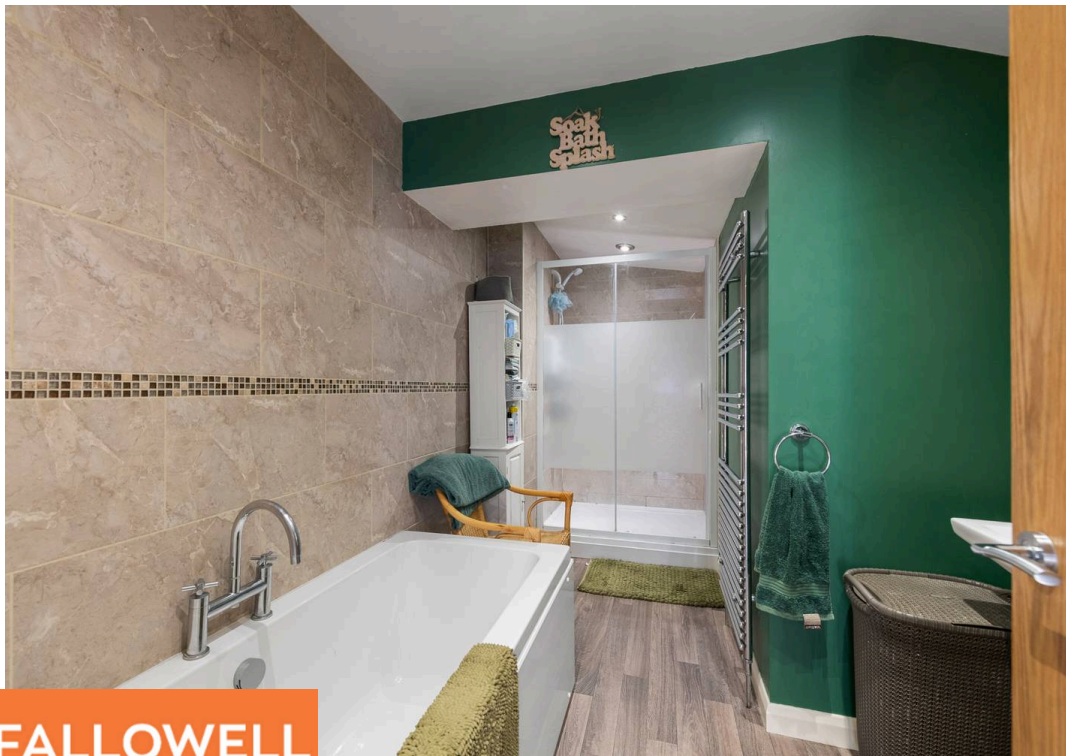
**TENURE**

Freehold.

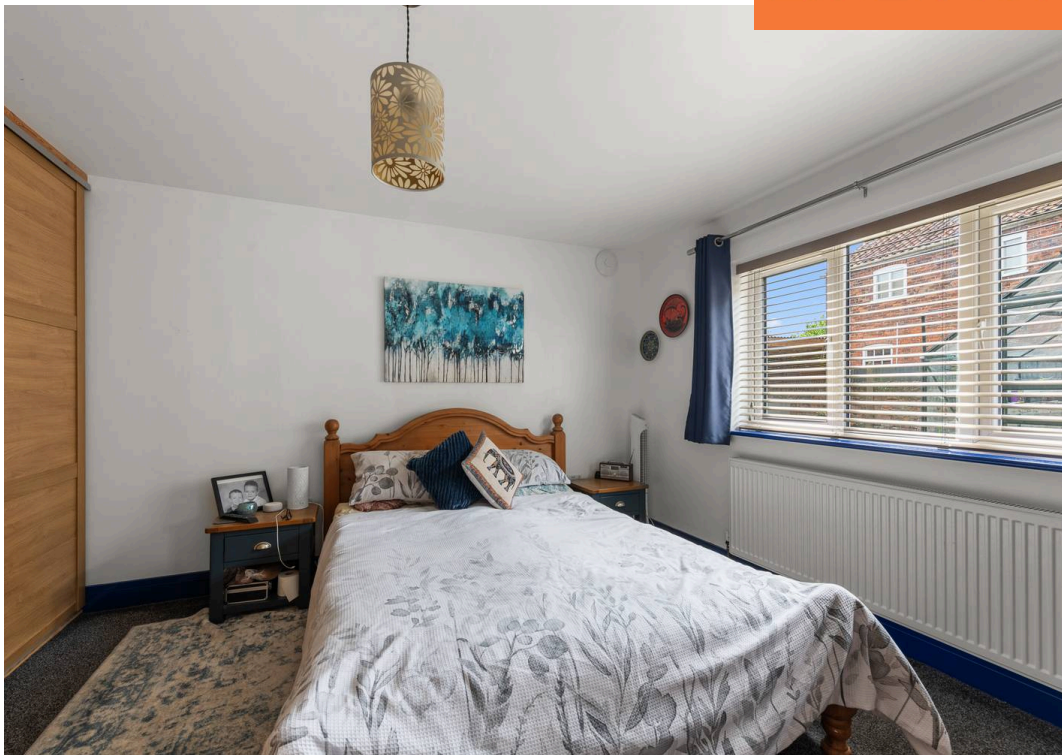
**SERVICES**

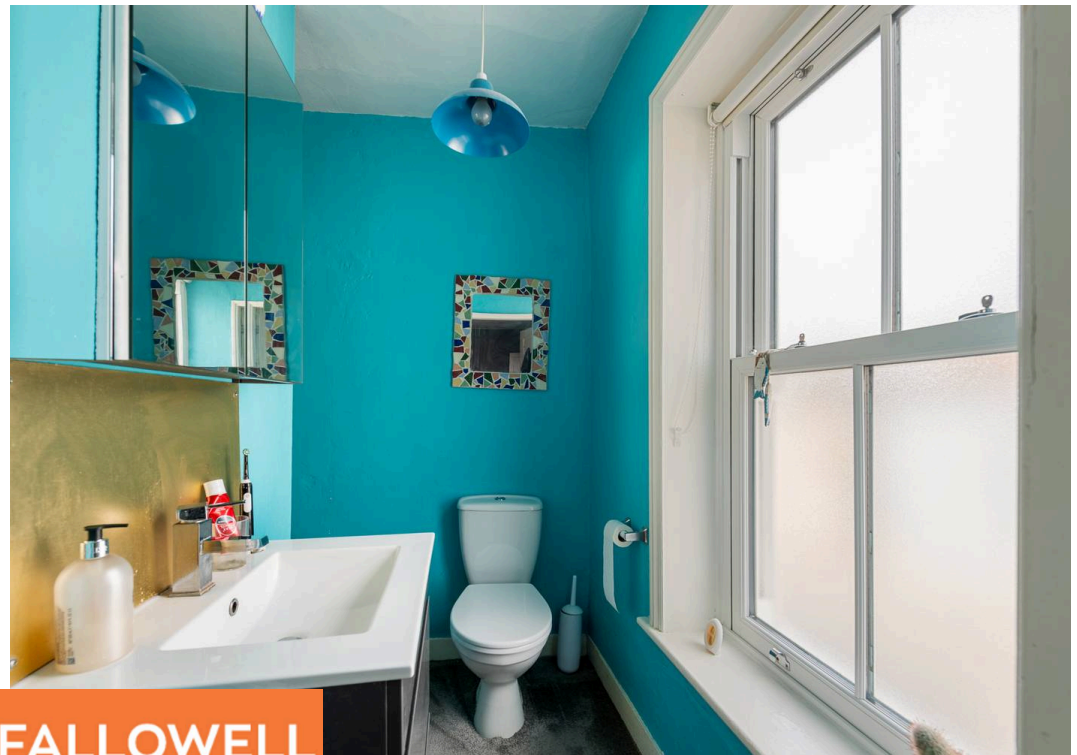
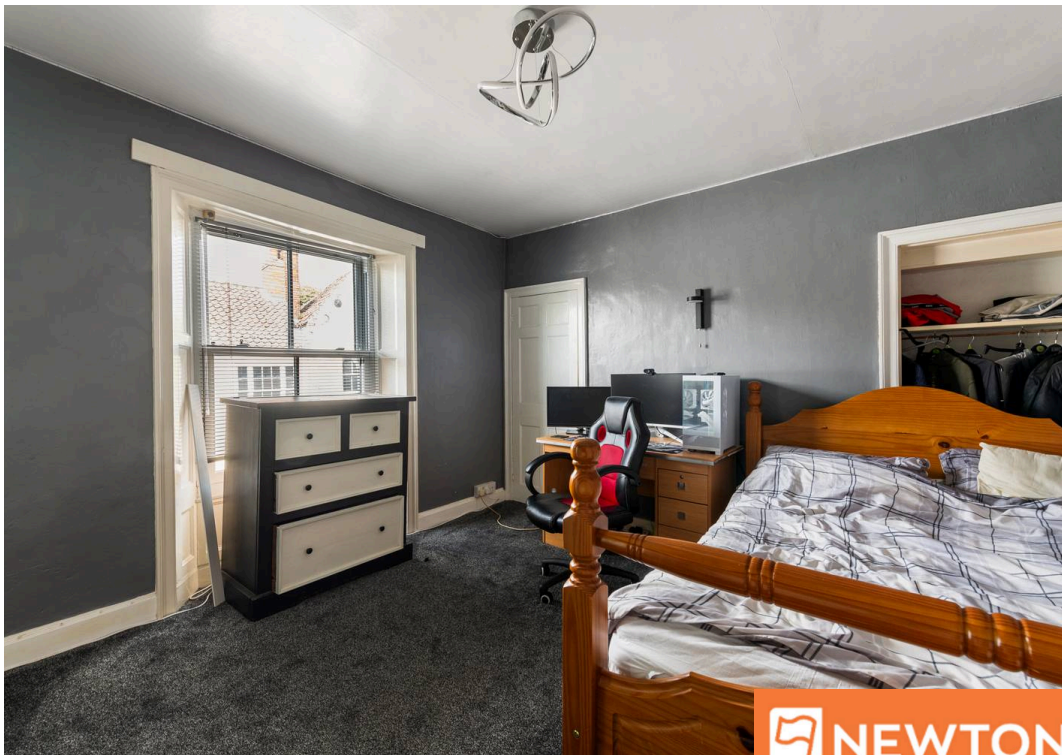
The property has mains electricity, water and drainage.



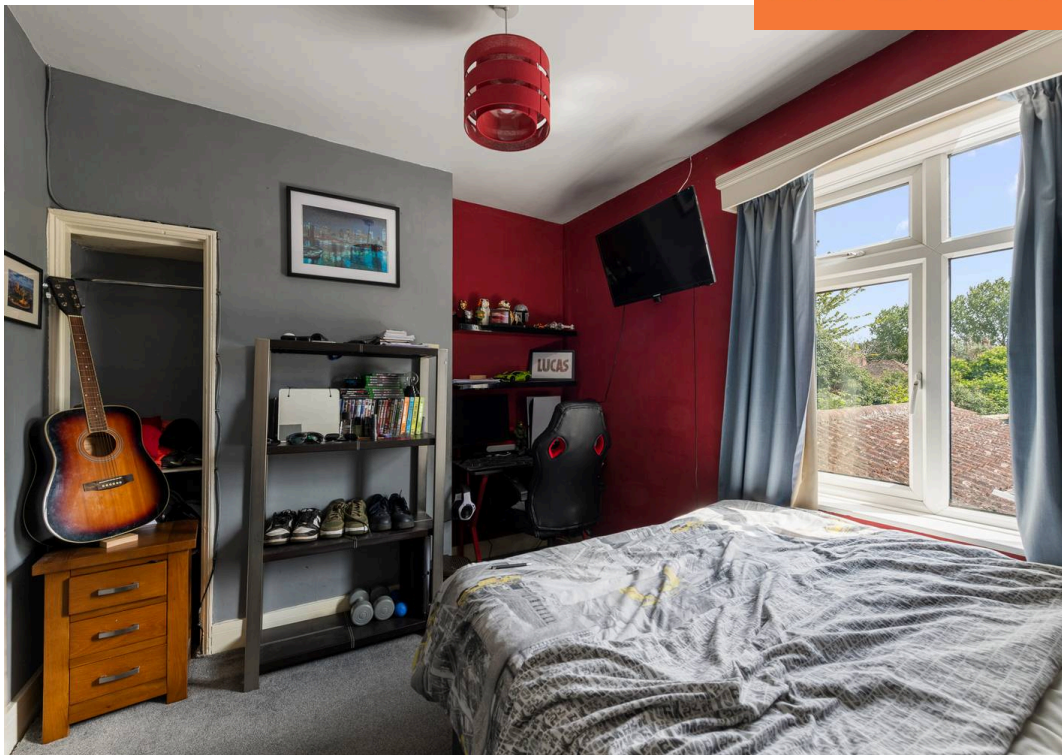


 **NEWTON FALLOWELL**





 **NEWTON FALLOWELL**





#### TENURE

Freehold.

#### SERVICES

The property has mains electricity, water and drainage connected. Heating is via a LPG central heating 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.

#### COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band A - 2026/27 - £1516.66

#### ANTI MONEY LAUNDERING REGULATIONS

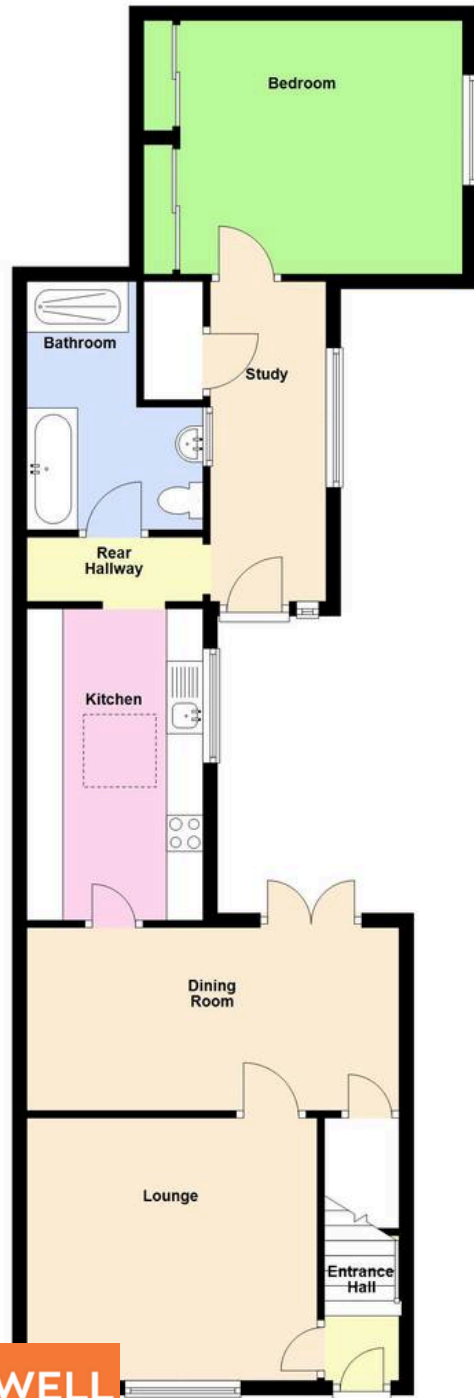
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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 is £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.





**Ground Floor**

Approx. 77.9 sq. metres (830.3 sq. feet)



**First Floor**

Approx. 37.2 sq. metres (399.9 sq. feet)





## Newton Fallowell Estate Agents

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