



# 42 Wainfleet Road

Burgh Le Marsh, Skegness

NO CHAIN. A modern and well presented semi detached bungalow in a popular village location close to the Primary School and within easy walking distance of local facilities. The accommodation comprises entrance hall, lounge, nicely fitted kitchen and bathroom and 2 bedrooms. There is a low maintenance front garden, drive, 19ft garage and enclosed lawned rear garden. Viewing is essential to appreciate this ready to move into property. EPC rating D.

Council Tax band: A

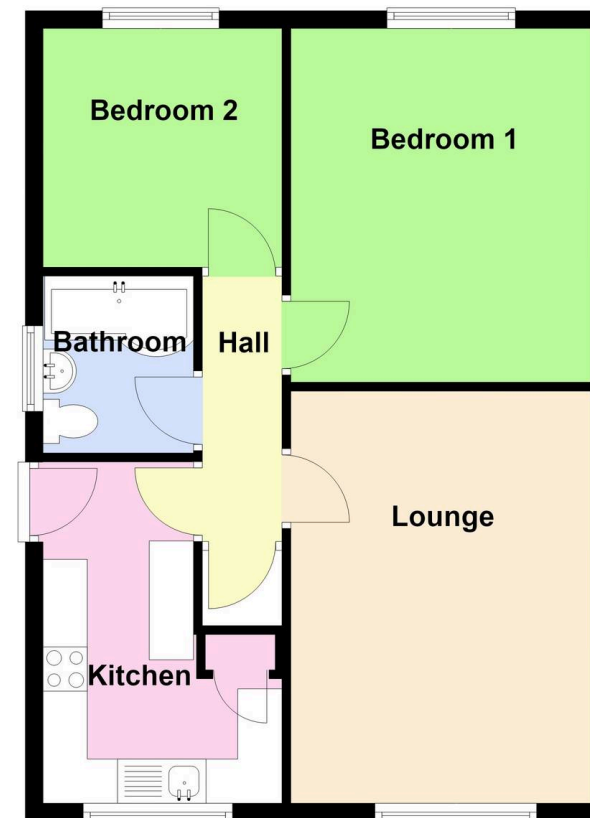
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

## Ground Floor

Approx. 54.1 sq. metres (582.5 sq. feet)



Total area: approx. 54.1 sq. metres (582.5 sq. feet)



## ACCOMMODATION

Entrance is on the side elevation via a pvc door to the:-

## HALLWAY

With access to roof space, built in cupboards with power sockets.

## LOUNGE

15' 2" x 11' 0" (4.62m x 3.35m)

With pvc window to the front elevation, radiator, wall mounted electric fire.

## KITCHEN

13' 9" x 8' 11" (4.18m x 2.71m)

Fitted with a modern range of shaker style base and wall units, worksurfaces with tiled splashbacks, 11/2 bowl composite sink unit with mixer tap over, built in oven with ceramic hob and extractor hood above, integrated dishwasher, space and plumbing for washing machine, concealed gas central heating boiler, breakfast bar, radiator, pvc window to the rear elevation and pvc door to the rear garden.

## BEDROOM 1

13' 0" x 11' 0" (3.95m x 3.35m)

With pvc window to the rear elevation, radiator.

## BEDROOM 2

8' 11" x 8' 11" (2.73m x 2.73m)

With pvc window to the rear elevation, radiator.

## BATHROOM

6' 5" x 5' 4" (1.96m x 1.63m)

With p shaped bath with direct shower and screen over, hand basin in a vanity unit, W.C, part tiled walls, heated towel radiator, opaque pvc window to the rear side elevation.



## OUTSIDE

To the front is a block paved garden. Wrought iron gates to the side open onto a concrete drive which leads to the:-

## GARAGE

19' 11" x 9' 1" (6.08m x 2.76m)

With timber vehicle doors, light and power connected, side door to the garden.

## REAR GARDEN

A gate from the drive opens onto the rear garden which is enclosed by fencing and mainly lanwed with concrete seating area and path leading to a decked patio seating area.

## TENURE

Freehold.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas 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.

## VIEWING

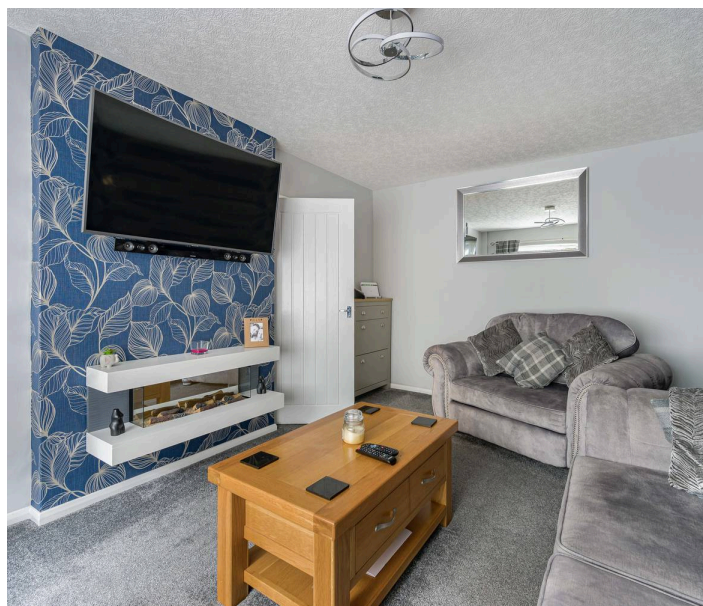
By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

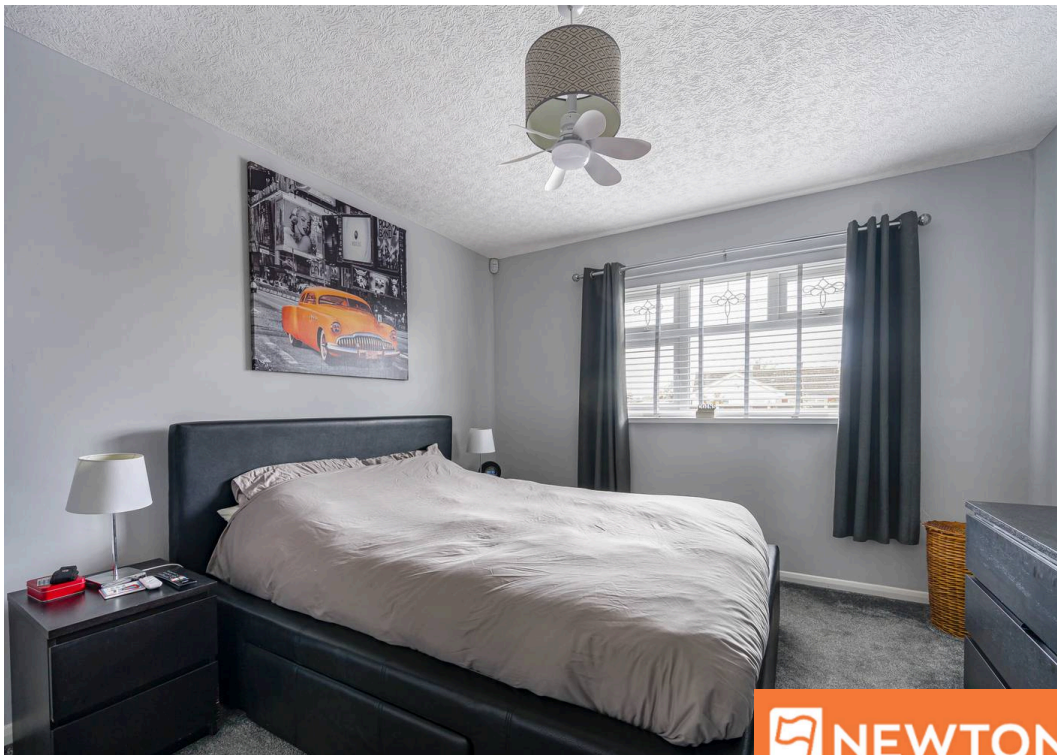
## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band A – 2026/27 – £1520.48

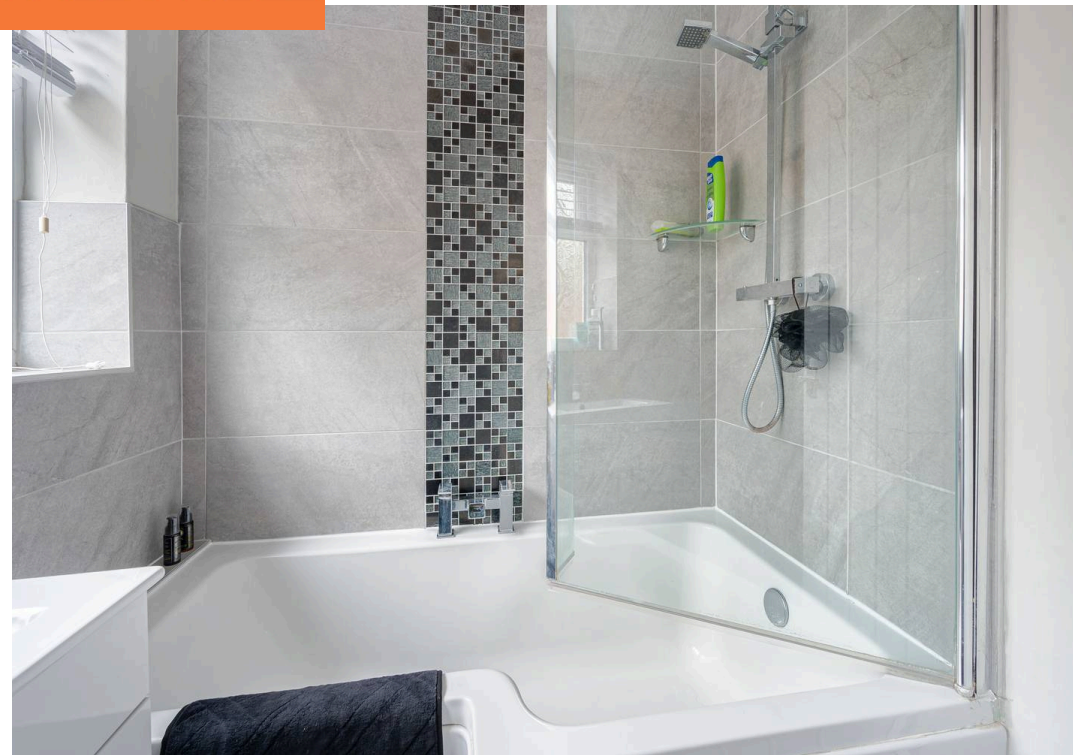
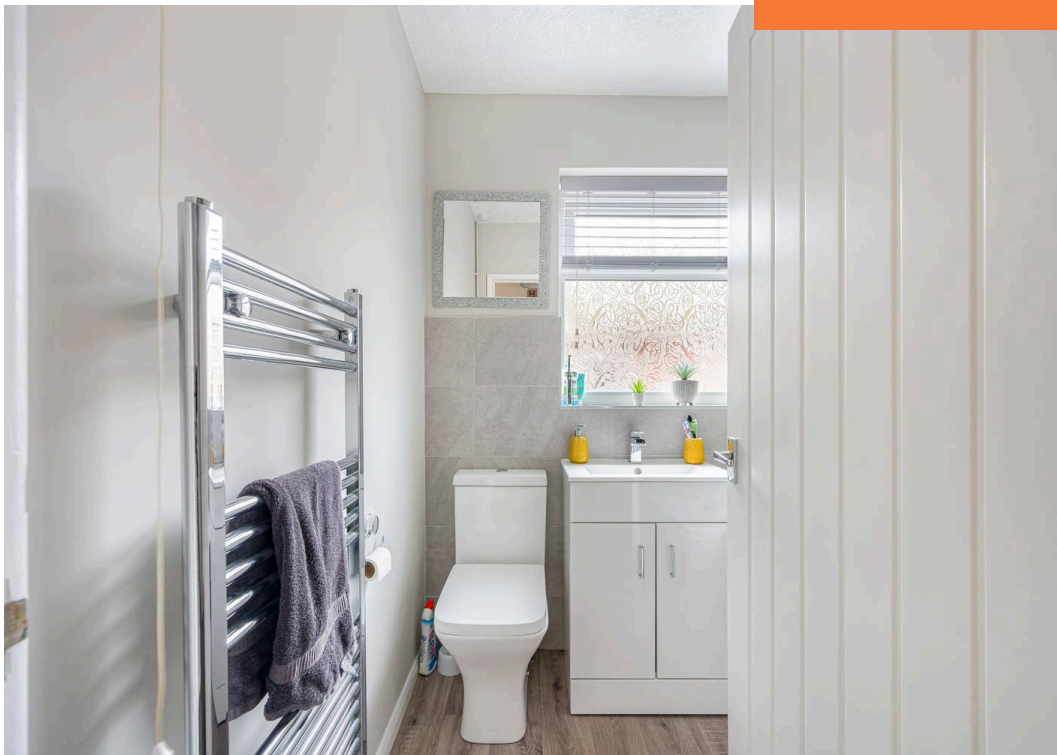
## AGENTS NOTES

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## Newton Fallowell Estate Agents

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