



36 Wainfleet Road

Burgh Le Marsh, Skegness

NO CHAIN. A beautifully presented modern two bedroom detached bungalow situated in the popular village of Burgh Le Marsh just a short walk to local amenities with off road parking and low maintenance gardens. The accommodation includes a lovely open plan Kitchen and Lounge, Inner Lobby, 2 Bedrooms and a modern Shower Room. There is a gravelled front garden, gated drive providing off road parking and a paved rear garden with 16' x 10' garden Shed. Viewing is essential to appreciate this ready to move into property in a great location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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.



Total area: approx. 58.5 sq. metres (630.0 sq. feet)





ACCOMMODATION

Entrance is on the side elevation via a composite door with side screen to the:-

LIVING ROOM & KITCHEN

20' 3" x 14' 8" (6.17m x 4.47m)

Providing a lovely open plan space with 3 pvc windows with nice open outlook, modern vertical radiator and downlights to the ceiling. The kitchen area is fitted with a range of high gloss base units with oak worksurfaces over, inset sink unit with mixer tap over, a range of tall units housing an integrated fridge freezer, built in oven and microwave, integrated washing machine and dishwasher, breakfast bar with inset hob and pop up extractor, oak flooring leading through to the:-

LOBBY

With access to roof space, oak doors leading off.

BEDROOM 1

13' 1" x 11' 0" (3.99m x 3.35m)

With pvc window to the rear elevation, radiator.

BEDROOM 2

9' 0" x 8' 11" (2.74m x 2.72m)

With pvc window to the rear elevation, radiator.

SHOWER ROOM

6' 3" x 5' 5" (1.90m x 1.65m)

Fitted with a shower enclosure with screen door, W.C, hand basin, vertical towel radiator, tiled walls and floor, opaque pvc window to the side elevation.

OUTSIDE

To the front is a low brick wall with granite chipped garden and a gated concrete drive providing off street parking. The rear garden is set out for low maintenance being paved with shrub borders and a patio seating area with gazebo.



GARDEN SHED

16' 0" x 10' 0" (4.88m x 3.05m)

With 2 windows and double doors.

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

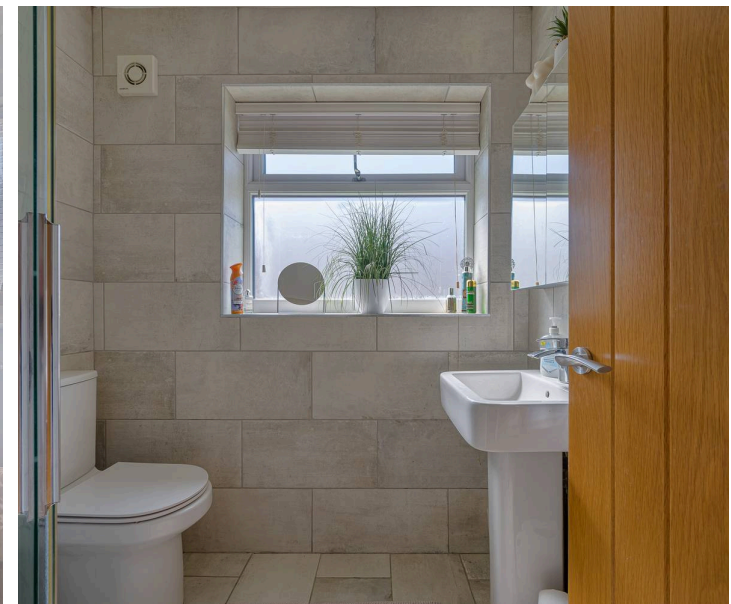
By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band B - 2026/27 – £1773.89

ANTI-MONEY LAUNDERING REGULATIONS

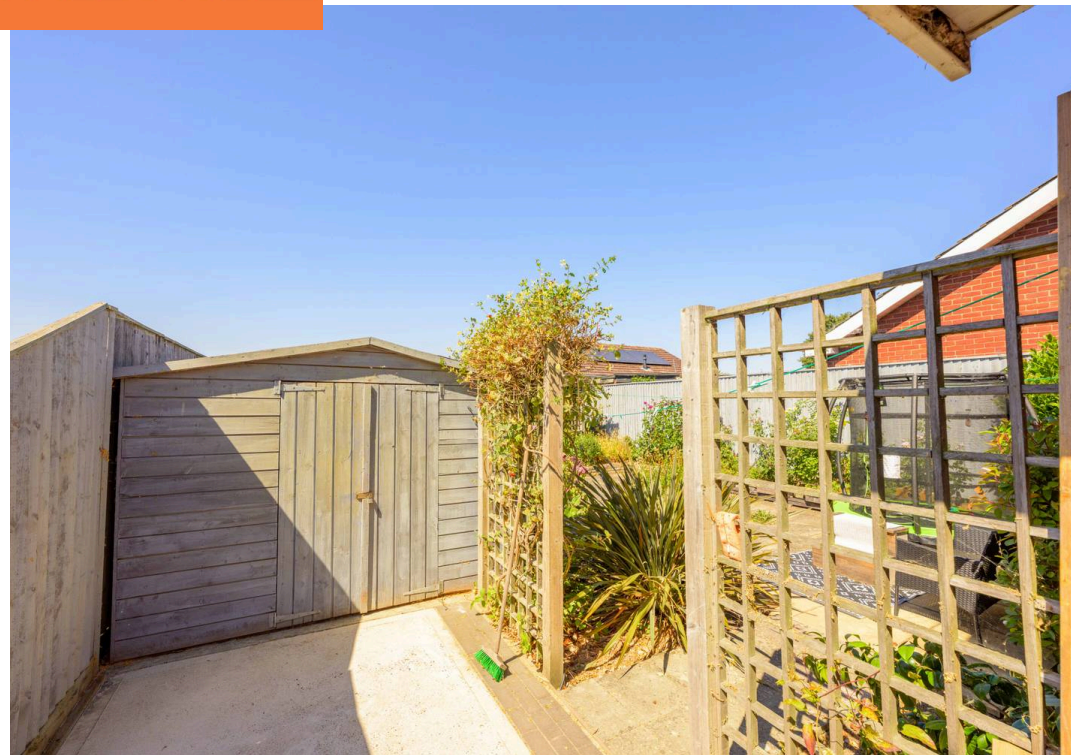
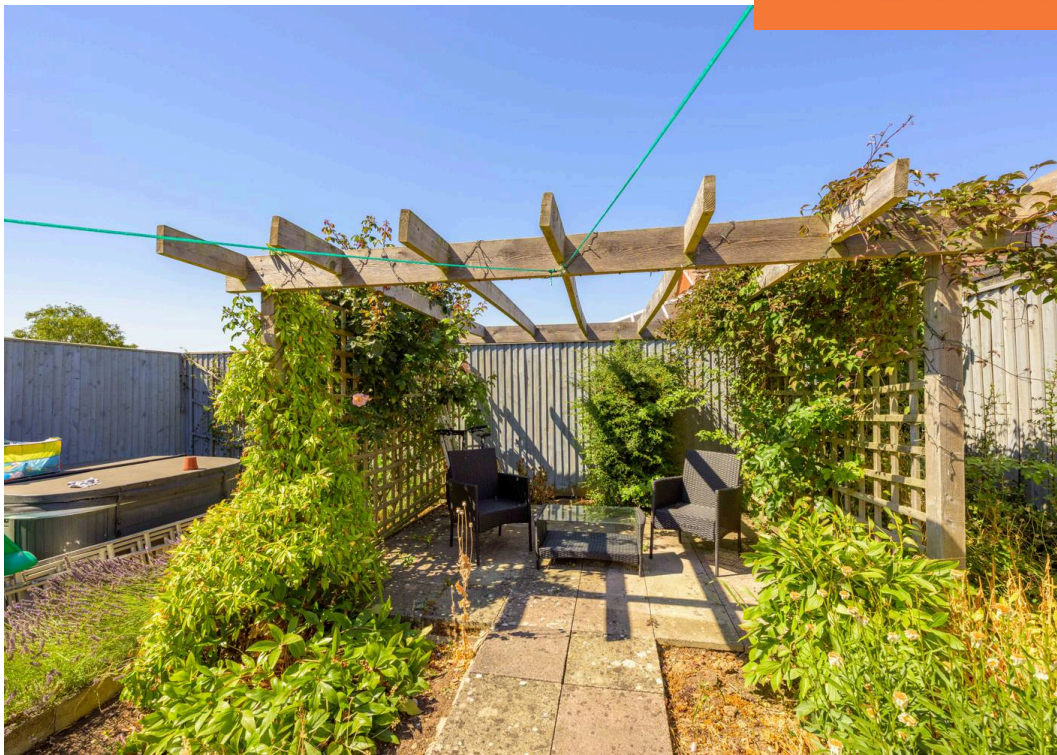
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once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







 **NEWTON FALLOWELL**





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