



Willsons
SINCE 1842

Mayfield, Wainfleet Bank, Wainfleet St. Mary

£325,000



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Mayfield, Wainfleet Bank,
Wainfleet St. Mary, Skegness,
Lincolnshire, PE24 4JP

"AGENT'S COMMENTS"

Set within 2.8 acres (sts), Mayfield is a detached bungalow situated on the outskirts of the popular market town of Wainfleet, featuring a paddock, pole barn, static caravan, workshops/barns, fruit cages and orchard area. This property is offered with no onward chain and benefits from uPVC windows throughout, two reception rooms and spacious living accommodation.

LOCATION

Wainfleet is a market town in east Lincolnshire. It has a primary school and is home to Batemans Brewery along with shops and takeaways. Wainfleet has a railway station that is on the Nottingham to Skegness Line. The seaside town of Skegness is situated approximately 5 miles to the east with the port town of Boston approx. 17 miles to the south west, both of which have a wide range of shops, hospitals, and grammar and comprehensive schools as well as leisure facilities including swimming pools, cinema and theatre. There is also a comprehensive school at Old Leake.



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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Front of Property

The property is approached over a concrete driveway, with the front garden laid to lawn with ornamental trees and bordered by picket fencing.

Sunroom

7'7 x 9'10 (2.31m x 3.00m)

With laminate wood effect flooring, patio sliding doors to the garden and single glazed internal timber door leading to:

Lounge

21'11 x 12 (6.68m x 3.66m)

With brick surround fireplace, laminate wood effect flooring, two wall mounted electric heaters and window to rear of property.

Hallway

3'4 x 29'10 x 5'10 (1.02m x 9.09m x 1.78m)

With laminate wood effect flooring and uPVC door to side entrance.

Cloakroom Cupboard

With window to side of property.

Kitchen

12 (max) x 12'1 (3.66m (max) x 3.68m)

With a range of wall and base units, 1.5 ceramic sink with mixer tap, space for electric oven, cooker hood, space and plumbing for washing machine, electric water heater, pantry cupboard, serving hatch to dining room, fully tiled walls, tiled flooring and window to side of property.

Dining Room

12' x 11'11 (3.66m x 3.63m)

With laminate wood effect flooring, wall mounted electric heater and window to side of property.

Shower Room

6'4 x 8'5 (1.93m x 2.57m)

With large low level shower tray having electric shower over, WC, sink, part tiled walls, vinyl tile flooring, wall mounted electric heater and window to side of property.

Bedroom One

11'11 x 14'11 (3.63m x 4.55m)

With built in wooden wardrobes, laminate wood effect flooring, wall mounted electric heater and window to front of property.

Bedroom Two

9'8 x 9'11 (2.95m x 3.02m)

With laminate wood effect flooring, wall mounted electric heater and window to front of property.

Bedroom Three

6'5 x 11'4 (1.96m x 3.45m)

With wall mounted electric heater, laminate wood effect flooring and window to side of property.

Bedroom Four

11'11 x 9'10 (3.63m x 3.00m)

With laminate wood effect flooring, wall mounted electric heater and window to side of property.

Rear Garden & Paddock

With a concrete raised area featuring steps taking you to a paved patio area (also used for parking) which leads to a 5 bar wooden gate opening to the rest of the generous 2.5 acre plot including a grass paddock bordered with various trees and fencing. A further orchard area and a hard standing pitch adjacent to:

Outbuildings

A range of outbuildings including a pole barn, 2 x workshops/barns, aviary/fruit cages and a static caravan. Please note there is asbestos present in some of the outbuildings.

EPC

The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0736-9223-7600-0858-4202

Services

We understand that mains electricity and water are connected to the property. Drainage is to a private system.

Tenure and Possession

The property is Freehold with vacant possession upon completion.

Local Authority

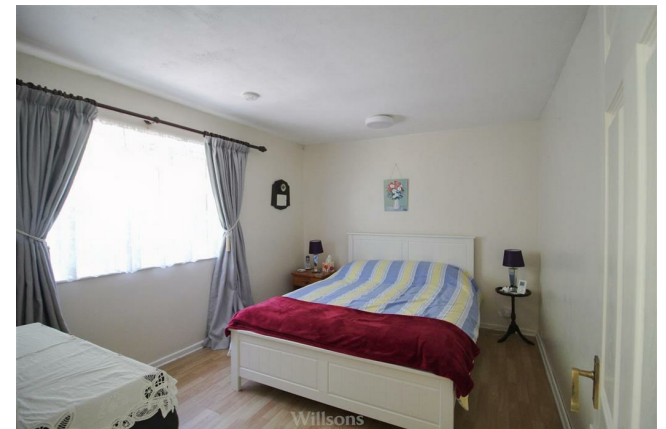
Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Viewings

Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words

///spell.printout.else



GROUND FLOOR
1305 sq.ft. (121.2 sq.m.) approx.



FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

