



5 Market Place

Wainfleet, Skegness

NO CHAIN. A charming terrace house lying in the heart of the popular Market Town of Wainfleet all Saints convenient for all the local facilities and the train station. The accommodation comprises living room and modern fitted kitchen to the ground floor, with a bedroom and nicely fitted modern shower room to the first floor. To the rear of the house is a yard with a brick outbuilding. The property lies within the Conservation Area and parking is available outside the house or in the Market Place opposite.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: C





ACCOMMODATION

Entrance is on the front elevation via a wooden door with top light leading to the:-

LIVING ROOM

11' 11" x 11' 8" (3.63m x 3.55m)

With sash window with internal shutters to the front elevation, LVT flooring, brick fireplace with wooden mantle and T.V point above, electric panel heater, door to:-

KITCHEN

12' 5" x 7' 4" (3.78m x 2.24m)

Fitted a modern range of base and wall cupboards, worksurfaces with matching splashbacks, 1 1/2 bowl stainless steel sink unit with mixer tap over, inset oven with electric hob and extractor hood above, stairs to first floor with breakfast bar below, LVT flooring, pvc window and door to the rear elevation.

FIRST FLOOR

BEDROOM

11' 11" x 11' 3" (3.64m x 3.42m)

With sash window to the front elevation with internal shutters, electric heater, wall mounted T.V. point.

SHOWER ROOM

9' 11" x 7' 3" (3.01m x 2.20m)

Beautifully fitted with a walk in shower with glass screen and direct shower, W.C, vanity unit with counter top wash basin, tiled walls and floor, built in airing cupboard housing the hot water cylinder, pvc window to the rear elevation.



OUTSIDE

To the rear is a small block paved yard with decked seating area and gate to the side passage.

BRICK OUTBUILDING

With plumbing for washing machine.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric panel heaters. 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.

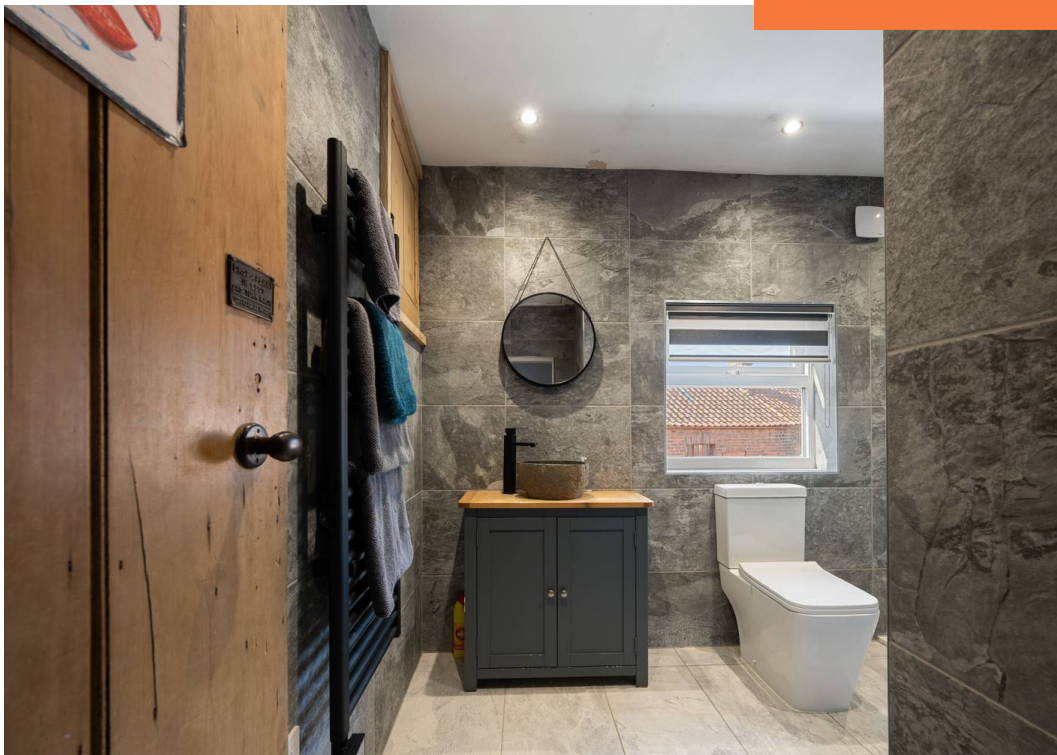
COUNCIL TAX

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





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ANTI-MONEY LAUNDERING REGULATIONS

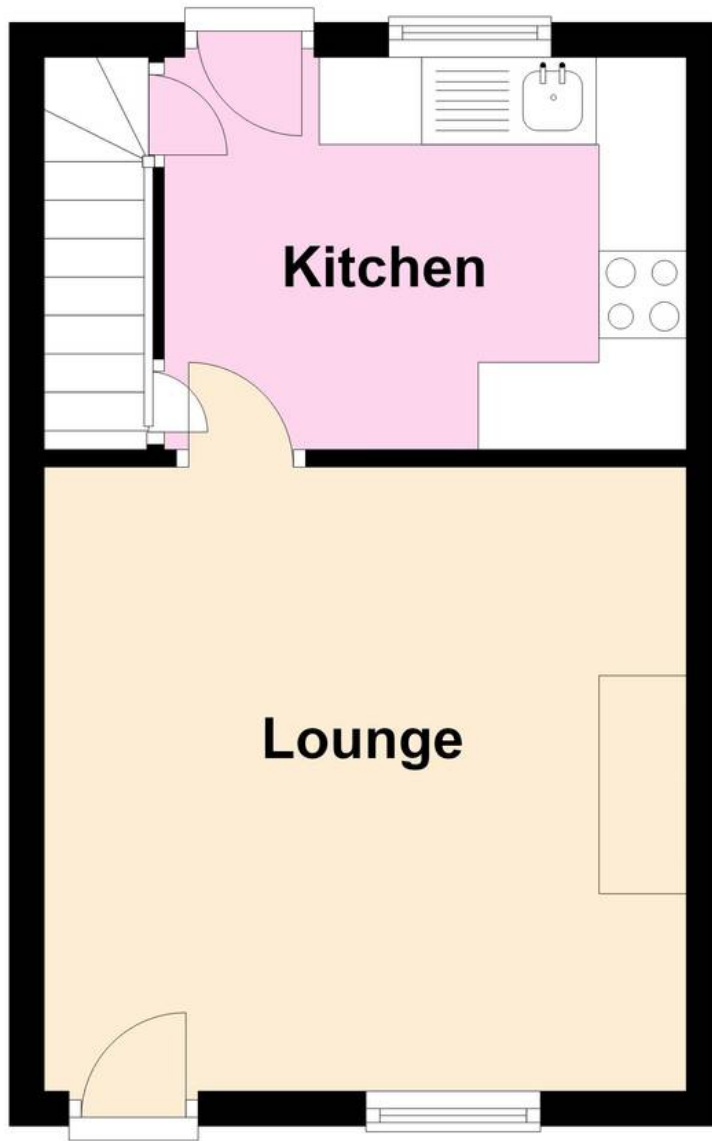
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once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

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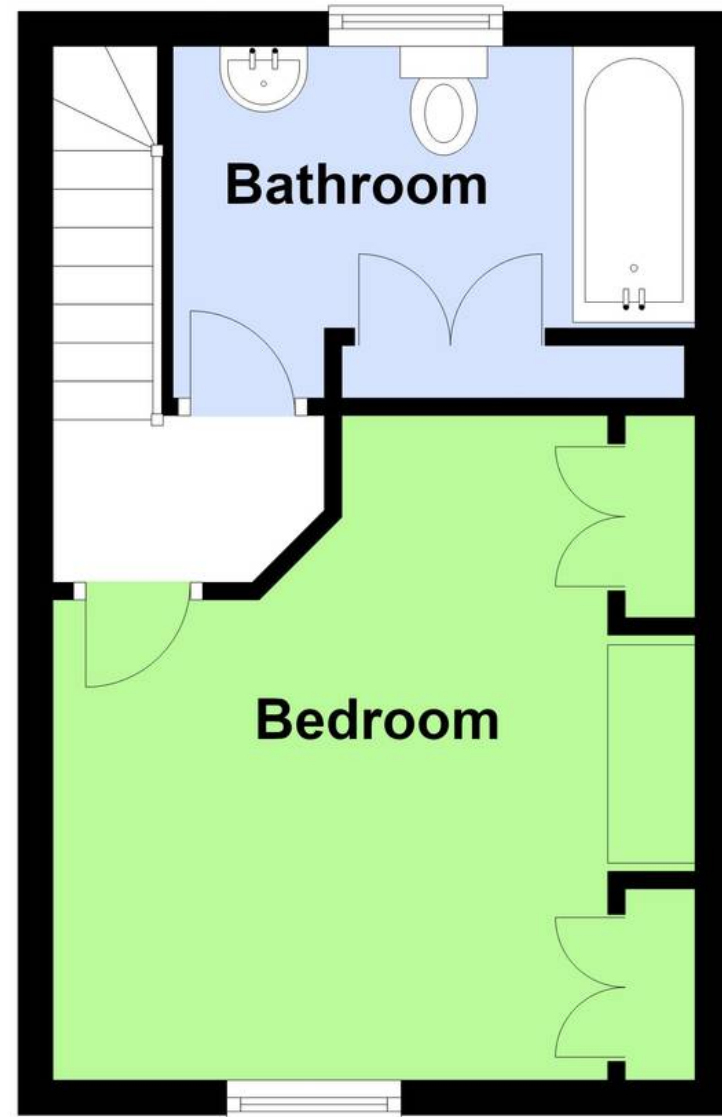
Ground Floor

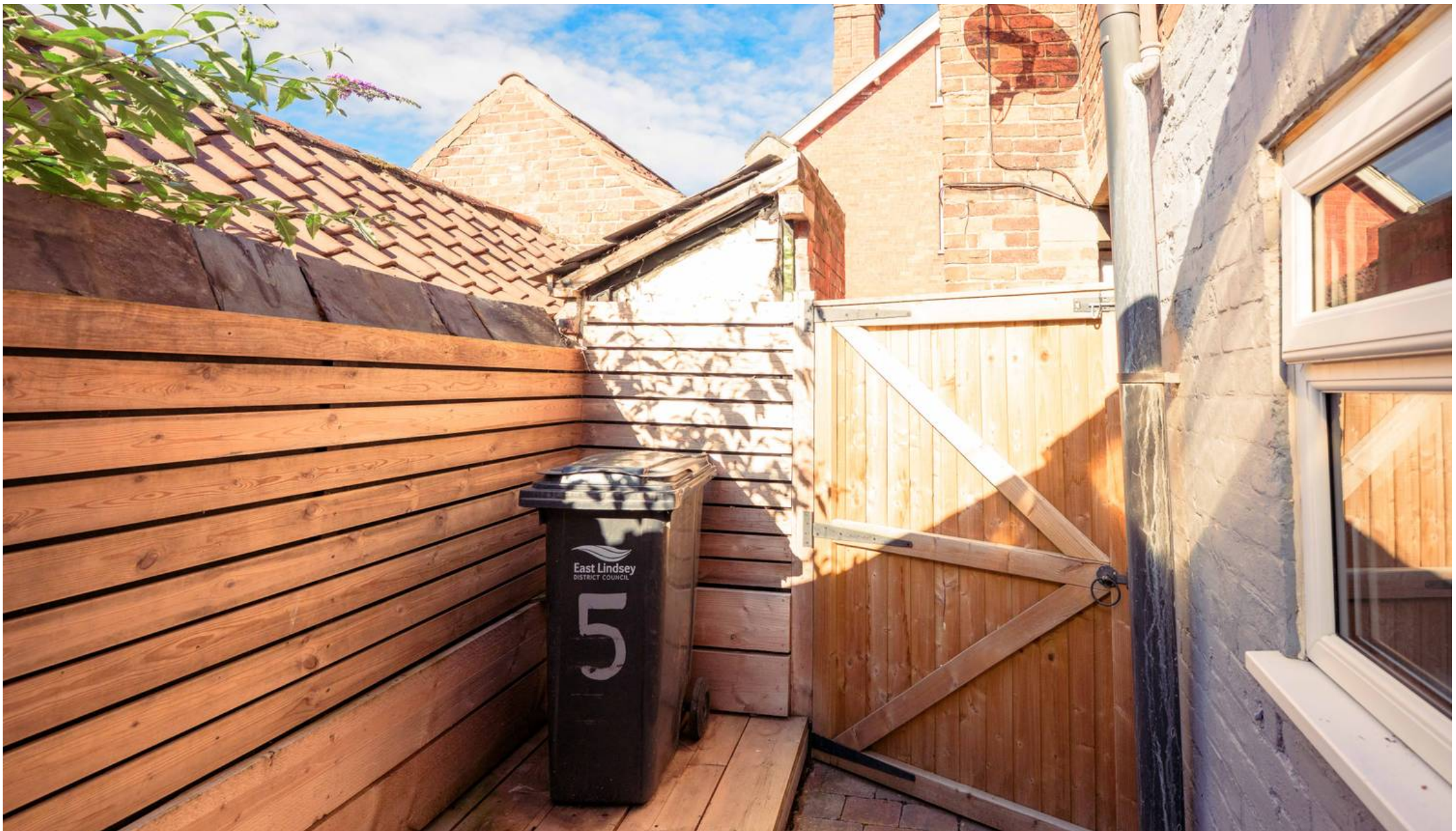
Approx. 21.8 sq. metres (234.7 sq. feet)



First Floor

Approx. 21.8 sq. metres (234.7 sq. feet)





Newton Fallowell Estate Agents

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