



122 WAINFLEET ROAD SKEGNESS, PE25 3RX

£220,000
FREEHOLD

122 Wainfleet Road is an early-20th Century four-bedroom family home, modernised and enhanced by the current vendors to combine contemporary style with classic features - including high ceilings throughout. Work includes a full re-roof of the property, acoustic bay window installation to the front, extensive re-decoration, kitchen installations, refreshed flooring, Hive heating system and fibre optic internet connection.

Providing an attractive open-plan living room to dining room; alongside breakfast kitchen with utility, cloakroom and conservatory off, the property will meet the requirements of a range of potential purchasers; up to four bedrooms on the first floor currently include spaces used as a dressing room and a home office. The property enjoys a private, secure rear garden space with lawn and patio seating.

The property is situated within the ever-popular seaside town of Skegness. With a full range of services and amenities within convenient distance - including primary and secondary schooling; the beach holds the prestigious Blue Flag award.

BELL



Ground Floor



Floor 1

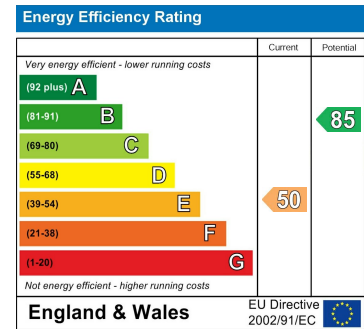
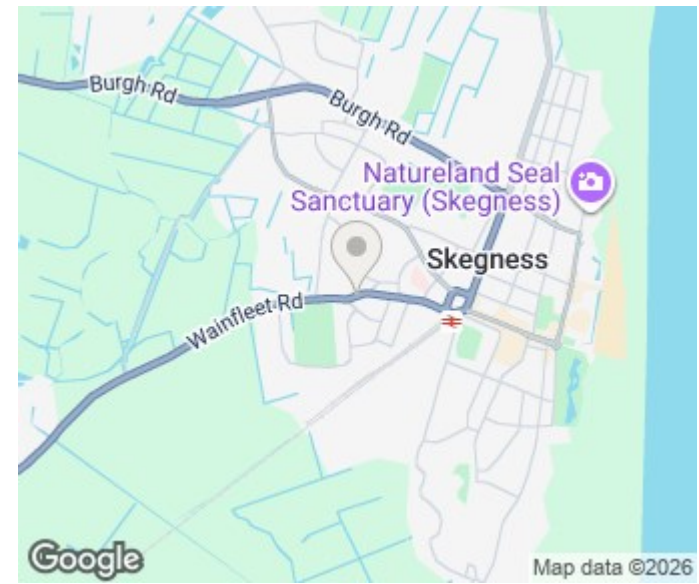


Approximate total area⁸
1227.19 ft²
114.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



EPC Rating: E Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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