



Tindall Way, Wainfleet, Skegness

£180,000



2



1



1

Willsons
— SINCE 1842 —

21 Tindall Way,
Wainfleet St. Mary, Skegness,
Lincolnshire, PE24 4EY

"AGENT'S COMMENTS"

A detached bungalow set in a peaceful cul-de-sac located on the outskirts of Wainfleet, yet within easy reach of the towns amenities. This property offers a lounge/diner, conservatory, driveway, garage, private rear garden, uPVC windows and doors throughout and no onward chain.

LOCATION

Wainfleet is a market town in east Lincolnshire. It has a primary school and is home to Batemans Brewery along with shops, doctor's surgery 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.



Willsons
SINCE 1842

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

With open plan lawned area, gravelled driveway and concrete footpaths leading to the front and sides of the property.

Hallway

With carpeted flooring, access to loft space, airing cupboard and cloak cupboard.

Lounge

16'2" x 11'7" (4.93m x 3.53m)

With carpeted flooring, French doors to conservatory and electric fire.

Kitchen

10'8" x 7'9" (3.25m x 2.36m)

With a range of base and wall units, tiled splashbacks, stainless steel sink with mixer taps, integrated fridge and washing machine, electric oven and hob, vinyl flooring, window to front and door to the side of the property.

Bedroom One

11'4" x 9'5" (3.45m x 2.87m)

With carpeted flooring, fitted wardrobes and window to the rear of the property.

Bedroom Two

9'1" x 8'10" (2.77m x 2.69m)

With carpeted flooring, fitted wardrobes and window to the front of the property.

Bathroom

6'8" x 5'5" (2.03m x 1.65m)

With direct feed shower in enclosed double cubicle, WC, sink, fully tiled walls, extractor fan, heated towel rail, vinyl flooring and window to the side of the property.

Conservatory

Of uPVC construction and floor to ceiling glazed panels to all aspects of the garden with an access single door. Having tiled flooring and electric heater.

Garage

16'10" x 8'9" (5.13m x 2.67m)

With electric up and over door, power and lighting, concrete flooring, oil fired boiler and uPVC door to the rear garden.

Rear Garden

With gravelled patio having decorative paving stones and brick edging, lawn bordered with flower beds and mature hedging. Oil tank with privacy panel surround.

Services

We understand that mains water, drainage and electricity are connected to the property. The heating is via an oil fired boiler.

Energy Performance Certificate

The property has an energy rating of 'D' The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 2004-3048-8207-5025-1204

Local Authority

Council Tax Band 'B' payable to the local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH. Tel:01507 601111.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Viewing

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

What 3 Words

///beanbag.perfumed.pram





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.

