



12 Martin Way, Winthorpe

£260,000



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**Willsons**  
— SINCE 1842 —



12 Martin Way,  
Winthorpe, Skegness,  
Lincolnshire, PE25 1EN

### "AGENT'S COMMENTS"

*An attractive detached bungalow situated on the outskirts of Winthorpe. Martin Way is a quiet cul-de-sac location within minutes from the sandy beaches, golf course and amenities of Skegness. This property offers spacious living accommodation including a separate dining room, conservatory and large reception hallway and benefits from having uPVC windows and doors, gas fired central heating, garage, private rear garden and no onward chain.*

### LOCATION

*Winthorpe with a primary school & sandy beaches is located on the outskirts of the seaside resort of Skegness. Skegness has primary & secondary schools including a grammar & colleges. There is a range of shops both national & independents including several supermarkets. There is also a hospital, doctor's surgeries, dentists & leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs & restaurants as well as takeaways of course one of which being fish & chips. Regular bus services run from Skegness along the coast through Winthorpe. Skegness also has a train station with services to Nottingham*



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

### Front of Property

Border by mature shrubs and flower beds, rubber crumb driveway with paved edging, slabbed footpath leads to the front of the property and gate leading to the rear garden.

### Entrance Porch

With carpeted flooring and internal single glazed door leading to the hallway.

### Reception Hallway

With carpeted flooring and double built in storage cupboard.

### Kitchen

15'5" x 9'9" (4.70m x 2.97m)

With a range of wall and base units, tiled splashbacks, stainless steel sink with mixer tap, range cooker with gas hob, integrated dishwasher, extractor hood, tiled flooring, serving hatch to the dining room, pantry cupboard, single glazed door to the garage and window to the front of the property.

### Lounge

15'8 x 12'7 (4.78m x 3.84m)

With carpeted flooring, gas fire with stone style surround, bay window to the front and window to the side of the property.

### Dining Room

12'1" x 6'7" (3.68m x 2.01m)

With carpeted flooring and patio doors leading to the conservatory.

### Conservatory

10'10" x 8'7" (3.30m x 2.62m )

With carpeted flooring, uPVC door to the side patio area and windows to the rear and side of the property.

### Bedroom One

13'11" x 12'1" (max) (4.24m x 3.68m (max))

With carpeted flooring, double built in wardrobe and window to the rear of the property.

### Bedroom Two

10'11" x 9'7" (3.33m x 2.92m)

With carpeted flooring and window to the front of the property.

### Bedroom Three

8'6" x 7'1" (2.59m x 2.16m)

With carpeted flooring and window to the rear of the property.

### Bathroom

8'10" x 6'5" (2.69m x 1.96m)

With tiled walk in shower area having a direct feed and electric shower over, WC, hand basin, range of cupboards, fully tiled walls, tiled flooring, airing cupboard, heated towel rail and window to the rear of the property.

### Garage

16'9 x 9'10" (5.11m x 3.00m)

With electric roller shutter style door, power and light connected, timber internal door leading to the utility area and window to the side of the property.

### Utility Room

9'10" x 5'1" (3.00m x 1.55m)

With a range of wall and base units, stainless steel sink with mixer tap, space and plumbing for washing machine, tiled splashback, wall mounted boiler, uPVC door and window to the rear of the property.

### Rear Garden

Mainly laid to lawn with borders of mature shrubs and trees, slabbed patio areas, paved path, raised flower beds, timber shed, summer house and greenhouse.

### Services

We understand that mains water, drainage, gas and electricity are connected to the property.

### 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/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 9161-3052-7203-8585-7204

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Local Authority

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

### Viewing

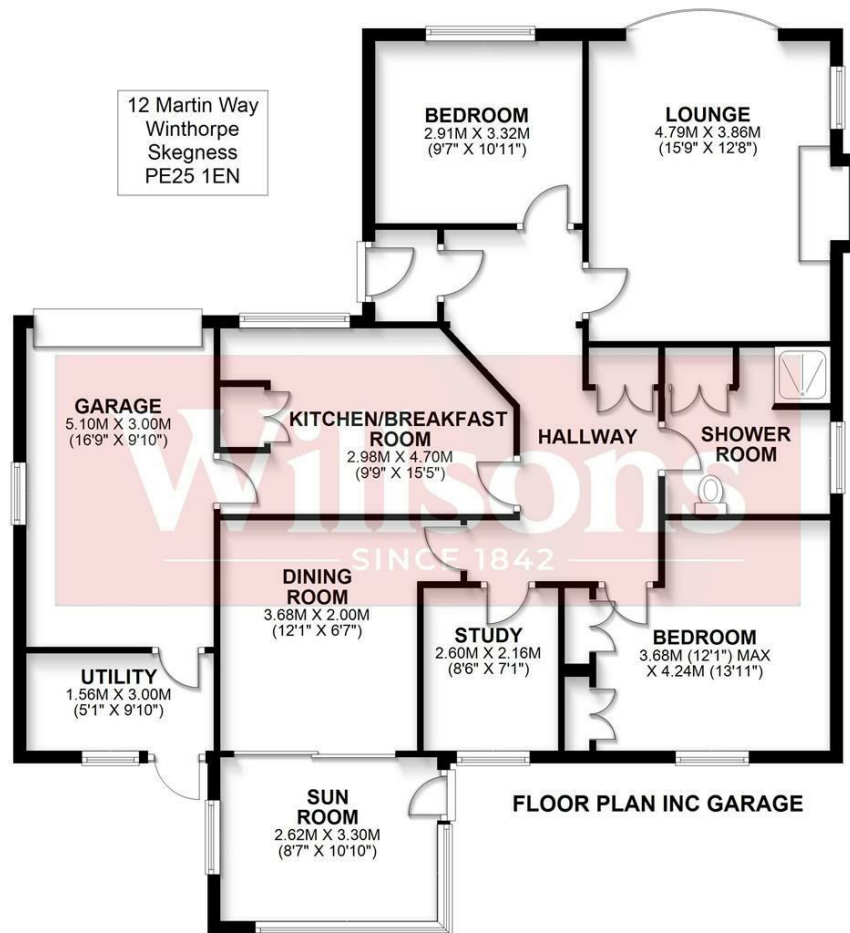
Viewing is strictly by appointment with the Skegness office at the address shown below.

### What 3 Words

///term.leaves.hoping



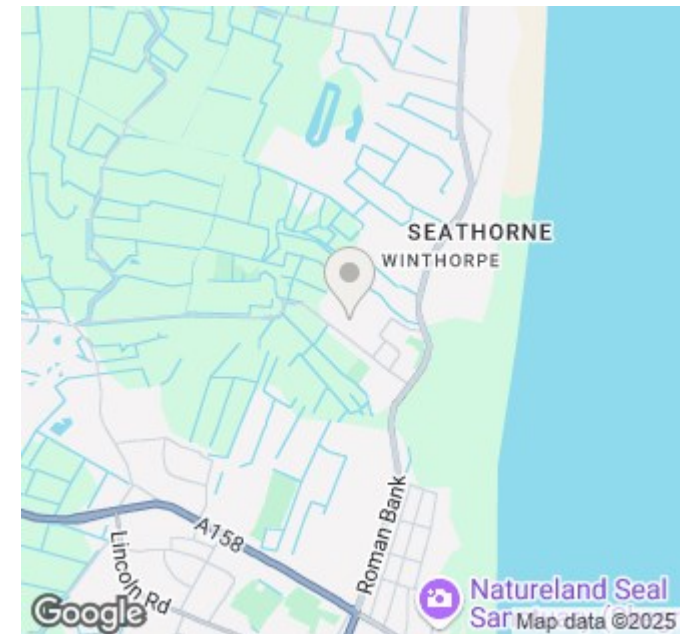




TOTAL AREA: APPROX. 129.4 SQ. METRES (1393.0 SQ. FEET)

## 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.

