



10 Field View Terrace,
£129,950



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Willsons
— SINCE 1842 —

10 Field View Terrace,
, St Michaels Lane, Wainfleet,
Lincolnshire, PE24 4HG

"AGENT'S COMMENTS"

A modern end town house with spacious front and rear gardens overlooking farmland to the rear on the edge of this popular market town. The accommodation briefly comprises: open-plan lounge into dining kitchen, ground floor wc, 2 first floor bedrooms and bathroom. The property benefits from Upvc double glazing, electric central heating to radiators, off road parking for 2 vehicles and is offered for sale with 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.



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Accommodation

A Upvc double glazed side entrance door with canopy over opens into:

Lounge

13'11" x 12'9" (4.26m x 3.89m)

Into the Stairs. Having a Upvc double glazed window to front, radiator, laminate effect flooring, TV point, 2 wall mounted uplighters, stairs to the first floor, large opening to:

Dining Kitchen

13'0" x 12'6" incl. cloakroom recess (3.98m x 3.82m incl. cloakroom recess)

Into the Cloakroom recess. Equipped with a range of wall and base units with worksurfaces, splash-back tiling, stainless steel single drainer sink with mixer tap, inset 4 ring ceramic hob with concealed hood above and built-in electric oven below, laminate effect flooring, space and plumbing for washing machine, radiator, Upvc double glazed window and exterior door to rear, door to:

Cloakroom WC

Equipped with wc, corner wash hand basin, extractor fan.

First Floor Landing

Having an airing cupboard housing the electric heating control panel, loft hatch.

Bedroom 1

13'8" x 12'9" / 9'2" (4.17m x 3.9m / 2.8m)

Upvc double glazed window to front, radiator.

Bedroom 2

13'5" x 7'0" / 5'8" (4.09m x 2.15m / 1.75m)

Upvc double glazed window to rear, radiator.

Bathroom

7'7" x 5'1" (2.32m x 1.55m)

Equipped with a panelled bath with hand held mixer shower tap over, wc, wash hand basin, tiled walls, radiator, extractor fan, Upvc double glazed window to rear.

Exterior

The property has a large lawned front garden with front hedge and a stoned drive which leads to the side of the house with a hand gate opening to the large lawned rear garden with timber garden shed and views to the rear over open fields.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity, water and drainage are connected to the property. There is an electric central heating system installed at the property.

Local Authority

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

Energy Performance Certificate

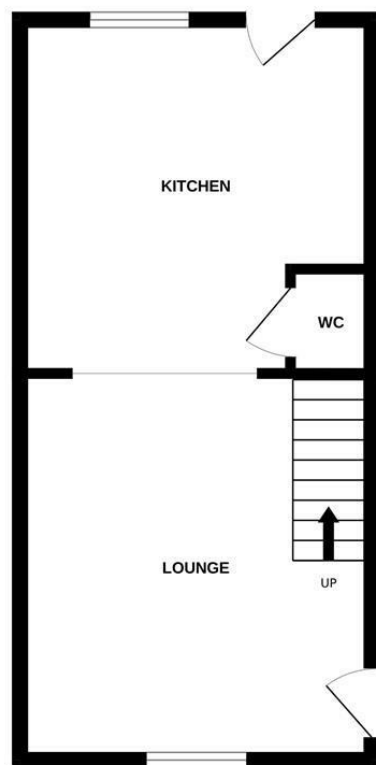
The property has an energy rating of 71 C. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 2218-6057-7228-6461-3924.

Viewing

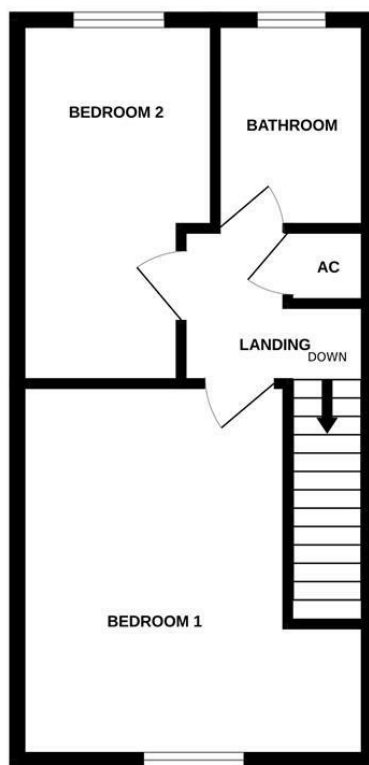
Viewing is strictly by appointment with the Skegness office at the address shown below.



GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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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.



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