



24A, High Street, Wainfleet

£750 Per Calendar  
Month



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**Willsons**  
SINCE 1842

24A, High Street,  
Wainfleet, Skegness,  
Lincolnshire, PE24 4BN

### "AGENT'S COMMENTS"

*Two bedroom mid-terraced house located in the town centre of Wainfleet. This property benefits from a private rear garden and electric storage heaters throughout. There is a reception room, a living room, a modern kitchen with integrated appliances, and a bathroom with an enclosed shower cubicle. Council tax band A. EPC rating E. Deposit £865.38*

### 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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<https://www.willsons-property.co.uk>

### How to view

If you would like to apply to view this property, complete and return the application form that can be found on our Willsons website on the property listing. Please note that we cannot arrange any viewings without an application form.

### Viewings

Viewings are arranged between the hours of 9am - 5pm Monday to Friday

### Holding deposit

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totalling to £173.07, must be paid at the start of referencing and is to be held for up to 15 days, however with consent, we will hold the fee until the completion of the tenancy. This fee will be deducted from the first months rent upon successful completion of referencing. If the tenancy does not commence, the holding deposit will be returned to either applicant or landlord dependant on the reason for the unsuccessful let.

### Deposit

This property requires a deposit of 5 weeks' rent - totalling £865.38

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

### Accommodation

Access is gained via a front facing entrance door into the:-

### Entrance hall

4'4" x 3'0" (1.34 x 0.92)

Front door, Fusebox, Meters, Coat hooks, Light, Switch.

### Reception room

8'4" x 9'11" (2.55 x 3.03)

Window, Electric heater, Internet and aerial point, Light, Sockets and switches

### Living room

9'3" x 10'9" (2.82 x 3.29)

Window, Electric heater, Lights, Sockets and switches.

### Kitchen

11'5" x 8'2" (3.49 x 2.50)

Window, Double doors to garden, Range of base and wall units, Washing machine, Integrated oven, Countertop hob, Overhead extractor fan, Integrated dishwasher, Lights, Sockets and switches.

### Bathroom

10'4" x 4'3" (3.16 x 1.30)

Heated towel rail, Shower cubicle with electric shower, Toilet, Sink, Storage, Extractor fan, Lights, Switch.

### Landing

11'11" x 2'8" (3.64 x 0.82)

Electric heater, Access to loft, Light, Sockets and switches.

### Bedroom 1

11'6" x 7'11" (3.51 x 2.43)

Window with fitted blinds and curtain, Electric heater, Light, Sockets and switches.

### Bedroom 2

10'4" x 4'8" (3.16 x 1.43)

Window with fitted blinds, Electric heater, Light, Sockets and switches

### Services

Electric heating throughout, Mains water, Mains electric.





## 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.

