

Ben Crauchan, Low Road, Wainfleet St. Mary

£200,000

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Willsons
SINCE 1842

Ben Crauchan, Low Road, Wainfleet St. Mary, Skegness, Lincolnshire, PE24 4JQ

"AGENT'S COMMENTS"

Ben Crauchan is an attractive detached dormer bungalow located on the outskirts of the town of Wainfleet. Providing flexible living accommodation with the option to have a fourth bedroom or second reception room on the ground floor and also benefitting from uPVC windows and doors throughout. The property requires some modernisation and is offered for sale with no onward chain.

LOCATION

Wainfleet is a small traditional market town in east Lincolnshire, benefitting from a primary school, convenience stores, a variety of takeaways and is home to Batemans Brewery. The railway station is situated on the Nottingham to Skegness Line with regular services running 7 days a week. The seaside town of Skegness is 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.







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Front Of Property
The property is approached via a concrete and gravel driveway with open plan lawn area bordered by shrubs.

Hallway
With wall mounted electric heater, carpeted flooring and stairs to first floor.

Lounge
12'9 x 12'8 (3.89m x 3.86m)
With tiled fireplace, gas heater (not in use), wall mounted electric heater, window to side and front of property and carpeted flooring.

Kitchen
12'9 x 13'7 (3.89m x 4.14m)
With a range of base and wall units, composite sink with stainless steel mixer taps, electric double oven, electric hob, extractor hood, space and plumbing for washing machine, tiled floor, tiled splashbacks, window to rear and door to side of property.

Bathroom
With corner bath having electric shower over, vanity sink unit, WC, wall mounted electric fan heater, part tiled walls, window to rear and carpeted flooring.

Dining Room/Bedroom
9'6 x 10'2 (2.90m x 3.10m)
With double built in wardrobe, electric wall mounted heater, window to rear and carpeted flooring.

Bedroom One
12'4 x 10'10 (3.76m x 3.30m)
With double built in wardrobe, electric wall mounted heater, window to front and carpeted flooring.

Landing
With carpeted flooring and access to the eaves.

Bedroom Two
12'9 x 11'2 (3.89m x 3.40m)
With built in triple wardrobe, carpeted flooring and window to side.

Bedroom Three
12'4 x 11'2 (3.76m x 3.40m)
With wall mounted electric heater, carpeted flooring, window to side and access to loft and eaves.

Rear Garden
Low maintenance garden with concrete paths, gravel, slabbed areas and decorative shrubs.

Garage
9'3 x 17'3 (2.82m x 5.26m)
With up and over door, power and light connected.

Energy Performance Certificate
The property has an energy rating of 'E', The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 0595-3063-4206-2736-0200

Services
We understand that mains electricity, water and drainage are connected to the property. Heating is via LPG (we are informed this requires renewing).

Local Authority
Council Tax Band 'C' 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
///water.derailed.marzipan







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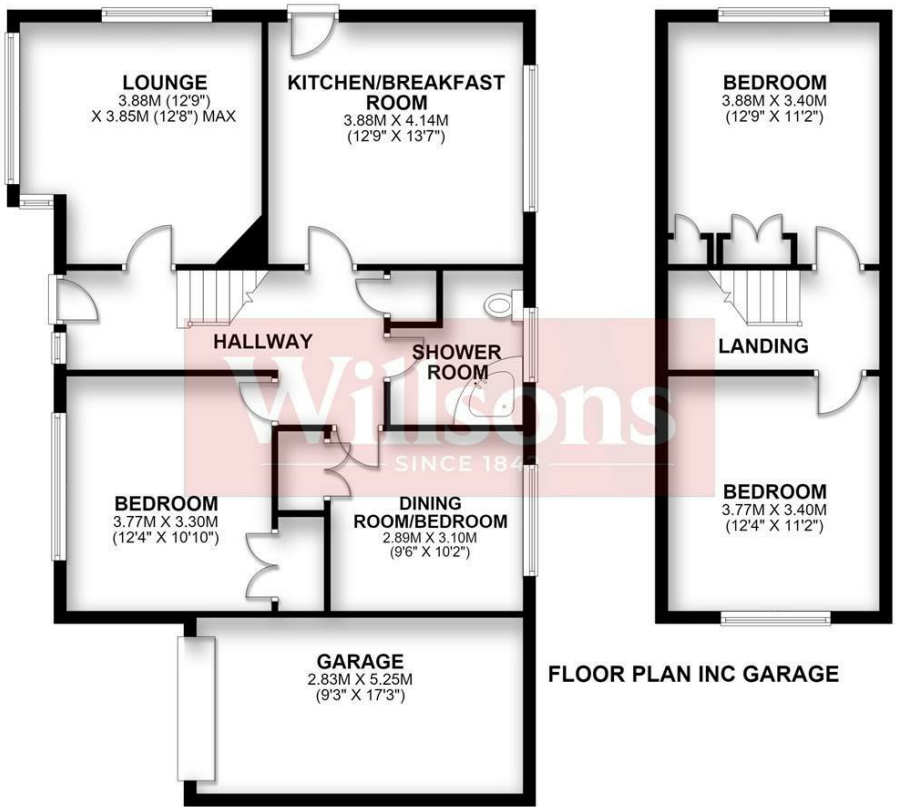
Wainfleet St Mary
Skegness
PE24 4JQ



FLOOR PLAN INC GARAGE

TOTAL AREA: APPROX. 118.9 SQ. METRES (1280.3 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.