

11, Mill Close, Wainfleet, Skegness

£220,000

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Willsons
SINCE 1842

11 Mill Close, Wainfleet, Skegness, Lincolnshire, PE24 4NY

"AGENT'S COMMENTS"

A well presented detached bungalow in an attractive cul-de-sac location on the edge of the popular market town of Wainfleet, well known for its local brewery, transport links to Nottingham and Skegness and community feel. The property benefits from low maintenance front and rear gardens, conservatory, modern shower room, off road parking and garage.

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
Upvc double glazed entrance door opens into:

Entrance Hall
With wooden effect flooring, storage cupboard and airing cupboard.

Kitchen
10'8" x 7'7" (3.25m x 2.31m)
With a range of wall and base units, stainless steel single drainer sink with mixer tap, ceramic hob with concealed extractor hood over, integrated electric oven, space and plumbing for washing machine, window to front, side door and wood effect laminate flooring.

Bedroom 1
11' x 9'3" (3.35m x 2.82m)
With built-in wardrobes, wood effect laminate flooring and window to front.

Bedroom 2
11'8" x 9'4" (3.56m x 2.84m)
With built-in wardrobes, wood effect laminate flooring and window to rear.

Shower Room
6'9" x 5'10" (2.06m x 1.78m)
Having walk-in shower with glass screen and electric shower, WC, hand basin with vanity unit, heated towel rail, extractor fan, wooden effect flooring and window to side.

Lounge
16'6" x 11'6" (5.03m x 3.51m)
With wooden effect flooring and French doors opening into:

Conservatory
12' x 9'8" (3.66m x 2.95m)
Of Upvc double glazed construction on a brick base with tinted windows and solid insulated roof, French doors open onto the rear garden.

Exterior
Having a tarmac driveway with gravelled and slate beds, shrubs and footpath leading to the entrance.

Attached Garage
17'3" x 8'8" (5.26m x 2.64m)
With up and over door, electric consumer unit, floor mounted Worcester oil fired central heating boiler, Upvc double glazed rear door opens onto the:

Low Maintenance Rear Garden
Low maintenance rear garden with blue slate chippings, block paved path, sitting area, slate stepping stone path leading to the arbour seat, storage shed and attractive square hedged garden with central feature.

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. Heating is via an oil fired central heating system.

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

Energy Performance Certificate
The property has an energy rating of 'C'. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 3300-7198-0622-2290-3973

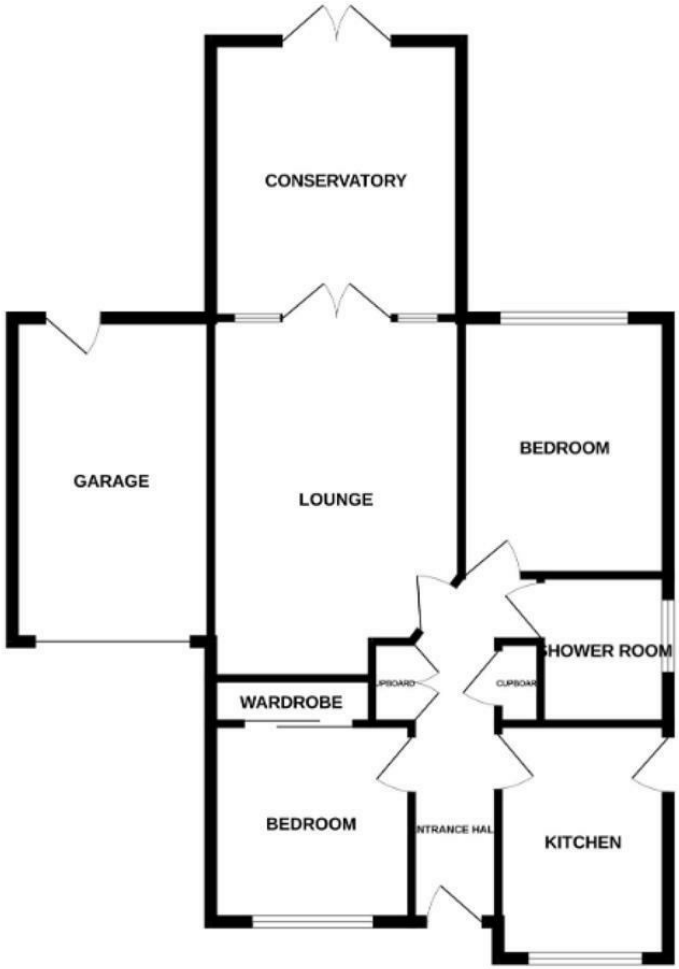
Viewing
Viewing is strictly by appointment with the Skegness office at the address shown below.

What3Words
Squeaking.riding.cliff













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.