

Shelley, Pinfold Lane, Irby In The Marsh

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Willsons
SINCE 1842

Shelley, Pinfold Lane, Irby In The Marsh, Skegness, Lincolnshire, PE24 5DH

PROPERTY DETAILS

A 2 bedroom detached bungalow based in the rural village of Irby In The Marsh comprising porch, kitchen, lounge, two double bedrooms and a newly fitted bathroom. The property benefits from double glazing and oil central heating throughout, large driveway with off road parking for multiple cars, and large gardens both front and rear. Council Tax Band A, EPC Rating To Be Advised, Deposit £

LOCATION

Irby in the Marsh is an east Lincolnshire village with a village hall which holds a range of events, clubs & societies. The village is approx. 5 miles from the market towns of Spilsby & Wainfleet with Burgh Le Marsh approx. 4 miles away & the coastal town of Skegness approx. 9 miles to the east. All of these towns have a range of shops, primary schools, doctor's surgeries. Spilsby also has a weekly market & Secondary School, with Wainfleet having a train station. Skegness has a Hospital, secondary schools including a grammar & a train station. The nearby village of Great Steeping is also home to a primary school.







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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 £183.46, 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 £917.30
The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation
2 Bedroom detached bungalow located in the rural village of Irby In The Marsh.

Porch
5'4" x 15'8" (1.65 x 4.78)
Front door, Windows, Coat hooks, Worktop, Thermostat, Light, Sockets and switches

Kitchen
9'7" x 10'4" (2.93 x 3.17)
Window with fitted blind, Radiator, Range of base and wall units, space for appliances, Sink, Storage cupboards, Light, Sockets and switches

Hallway
2'11" x 6'9" (0.89 x 2.07)
Built in storage, Access to loft, Thermostat, Light, Switch.

Bathroom
5'5" x 6'11" (1.67 x 2.11)
Window with fitted blind, Heated towel radiator, Wall mounted mirror and cupboard, Bath with mains shower, Sink, Toilet, Light, Switch.

Lounge
11'1" x 14'4" (3.38 x 4.39)
Windows, Radiator, Fireplace, Built in storage, Internet point, Aerial point, Lights, Sockets and switches.

Bedroom 1
9'9" x 11'1" (2.99 x 3.39)
Window with fitted curtain, Radiator, Light, Sockets and switches.

Bedroom 2
11'1" x 11'8" (3.38 x 3.56)
Window with fitted blinds and curtain rail, Radiator, Built in wardrobe, Light, Sockets and switches.

Front Garden
with driveway for multiple vehicles, lawn, septic tank

Rear Garden
with garage, oil tank

Services
Oil fired heating, Septic tank, Mains water.











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.