



**Wainfleet Bank, Wainfleet Skegness PE24 4ND**

**welcome to**

## **Wainfleet Bank, Wainfleet Skegness**

Located in the popular market town of Wainfleet All Saints, this modern two bedroom lodge offers stylish open plan living with integrated appliances, en-suite to the main bedroom, contemporary bathroom, and stunning open field views from the lounge and kitchen area.

### **Open Plan Lounge**

12' 1" x 11' ( 3.68m x 3.35m )

A bright and spacious living area with window enjoying attractive field views, electric log-effect fireplace, radiator, and ample space for lounge and dining furniture.

### **Kitchen**

12' 1" x 11' ( 3.68m x 3.35m )

Open plan to the lounge and fitted with a range of cream wall and base units with work surfaces over incorporating sink unit and drainer. Integrated electric oven, grill and electric hob together with appliance and storage space. Window overlooking open countryside views.

### **Bedroom One**

9' x 9' ( 2.74m x 2.74m )

A generous principal bedroom with window to the front elevation, fitted wardrobes, storage units, dressing area, radiator, and access to the en-suite bathroom.

### **En-Suite**

Modern suite comprising shower enclosure, WC, wash hand basin set within vanity unit, heated towel radiator, and fitted storage.

### **Bedroom Two**

8' x 6' ( 2.44m x 1.83m )

A well-proportioned bedroom with window to the rear elevation, radiator, fitted wardrobe, and storage units.

### **Bathroom**

Contemporary bathroom fitted with a standing shower, WC, wash hand basin with vanity storage, heated towel radiator, and wood-effect flooring.

### **External**

The lodge enjoys a pleasant setting with beautiful open field views and a peaceful atmosphere, ideal for those seeking a relaxing countryside environment.

### **Agents Note**

This modern lodge offers stylish, low-maintenance living with excellent access to both the amenities of Wainfleet and the nearby coast at Skegness. Early viewing is highly recommended.





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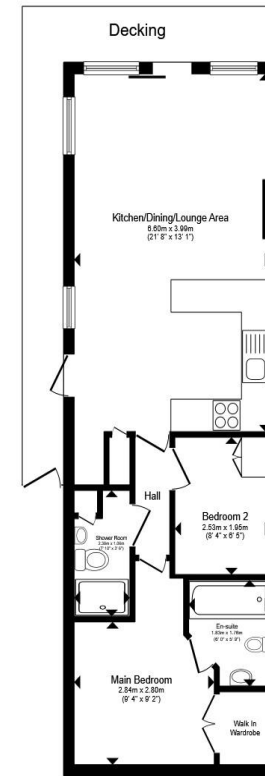
- \*\* MUST VIEW \*\*
- Modern Two Bedroom Lodge
- Open Plan Lounge/Kitchen
- Kitchen with Breakfast bar area and integrated Appliances
- Shower room and Bathroom en-suite to Master bedroom

Tenure: EPC Rating: Exempt  
Council Tax Band: Deleted

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in the region of

**£45,000**



Total floor area 50.8 m<sup>2</sup> (547 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
SKG110362 - 0004

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