



**Wainfleet Road, Skegness PE25 3QP**

**welcome to**

## **Wainfleet Road, Skegness**

Spacious five bedroom semi-detached house located on Wainfleet Road, Skegness, offering generous living accommodation throughout. Benefiting from a lounge, kitchen, utility room, bathroom and useful basement storage room. Externally the property offers front and rear gardens & driveway parking.

### **Entrance Hall**

Entrance hall with radiator and staircase access.

### **Lounge**

14' 5" x 13' 11" ( 4.39m x 4.24m )

A spacious reception room with bay window to the front elevation, and radiator.

### **Kitchen**

12' 6" x 12' 1" ( 3.81m x 3.68m )

Fitted with wall and base units with work surfaces over incorporating sink unit and drainer. Space for cooker, fridge/freezer, and appliances together with dining area and breakfast bar. Window to the side and rear elevation and radiator.

### **Utility**

Useful utility space with plumbing and appliance space together with additional storage. Window to side elevation.

### **Bedroom One**

15' 1" x 11' 6" ( 4.60m x 3.51m )

A double bedroom with fitted wardrobes, radiator, and window to the front elevation.

### **Bedroom Two**

12' 2" x 11' 7" ( 3.71m x 3.53m )

A further double bedroom with fitted wardrobes, storage units, radiator, and window to the front elevation.

### **Bedroom Three**

10' 8" x 7' 6" ( 3.25m x 2.29m )

A single bedroom with radiator and window to the front elevation, currently utilised as office space.

### **Bedroom Four**

14' 5" x 9' 10" ( 4.39m x 3.00m )

A spacious double bedroom with fitted storage units, radiator, and window to the side elevation.

### **Bedroom Five**

9' 4" x 9' 2" ( 2.84m x 2.79m )

A further double bedroom with fitted wardrobes and window to the rear elevation.

### **Family Bathroom**

Fitted with panel bath, separate standing shower enclosure, wash hand basin, WC, towel radiator, and obscured window to the rear elevation.

### **Basement**

Spacious basement room offering versatile potential for storage, hobbies, or additional accommodation subject to requirements. With three double rooms, and access from the rear garden.

### **Front Garden**

Low maintenance frontage with access to the property via steps. Side gate access to rear garden.

### **Rear Garden**

Enclosed rear courtyard garden with lawned area and seating space together with access to the basement rooms. Brick wall to one side of garden with the rest being fenced with double gate access for parking and leading to rear service road. Outbuilding for additional storage.

### **Parking**

Rear parking accessed via a driveway providing off-road parking.





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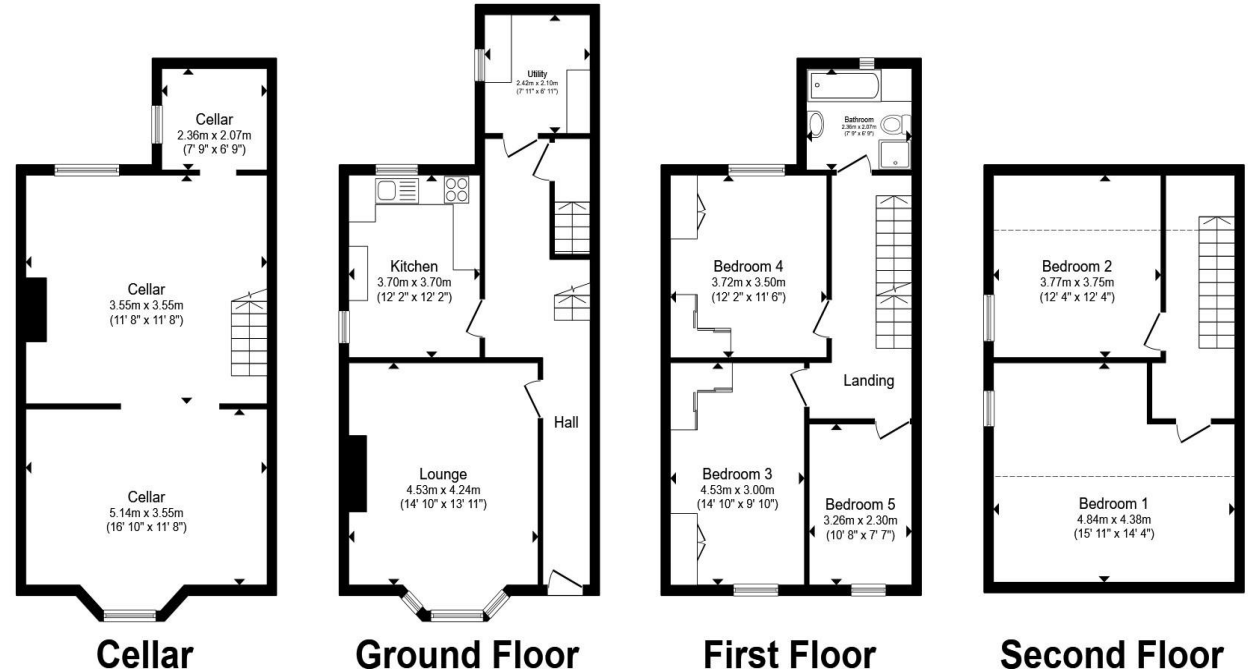
welcome to

## Wainfleet Road, Skegness

- Five bedroom semi-detached house
- Separate utility room
- Family bathroom
- Basement storage room
- Front and rear gardens

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

£185,000



Total floor area 199.9 m<sup>2</sup> (2,152 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:  
SKG110320 - 0005

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