



**College Close, Wainfleet Skegness PE24 4EN**

**welcome to**

## **College Close, Wainfleet Skegness**

Three bedroom detached home in the sought after village of Wainfleet, offering spacious and versatile living accommodation throughout. Benefiting from a lounge, dining room, study, conservatory and kitchen, alongside two double bedrooms and a single bedroom.

### **Entrance**

Leading into a small entrance hallway with stairs leading to the first floor and access into living room and study.

### **Lounge**

16' 2" x 10' 5" ( 4.93m x 3.17m )

Window to front elevation, radiator, fire place with hearth and surround, sliding door leading into conservatory and door leading into inner hallway.

### **Conservatory**

13' 2" x 8' 7" ( 4.01m x 2.62m )

With windows to the rear elevation offering views of the garden and open field, double doors leading out to the garden.

### **Kitchen**

10' x 8' 1" ( 3.05m x 2.46m )

Wall, base and drawer units with worktop space over, sink & drainer, integrated electric hob and oven part tiled splashbacks, window to rear elevation and radiator.

### **Dining Room**

10' 7" x 8' ( 3.23m x 2.44m )

With window to side elevation, radiator and door leading into study.

### **Study**

10' 7" x 7' 9" ( 3.23m x 2.36m )

With window to front elevation and radiator.

### **Bedroom 1**

11' 1" x 10' 9" ( 3.38m x 3.28m )

Double bedroom with radiator and window to front elevation.

### **Bedroom 2**

11' x 10' 6" ( 3.35m x 3.20m )

Double bedroom with radiator, window to front elevation and built in wardrobes and cupboard.

### **Bedroom 3**

7' 7" x 7' 1" ( 2.31m x 2.16m )

With window to rear elevation and radiator.

### **Bathroom**

Bath with shower over, toilet, sink and window to side elevation.

### **External**

Well landscaped and maintained rear garden with a range of mature shrubs and flower beds. Beautiful views across the open field to the rear of the property.  
The front of the property offers an allocated parking space.





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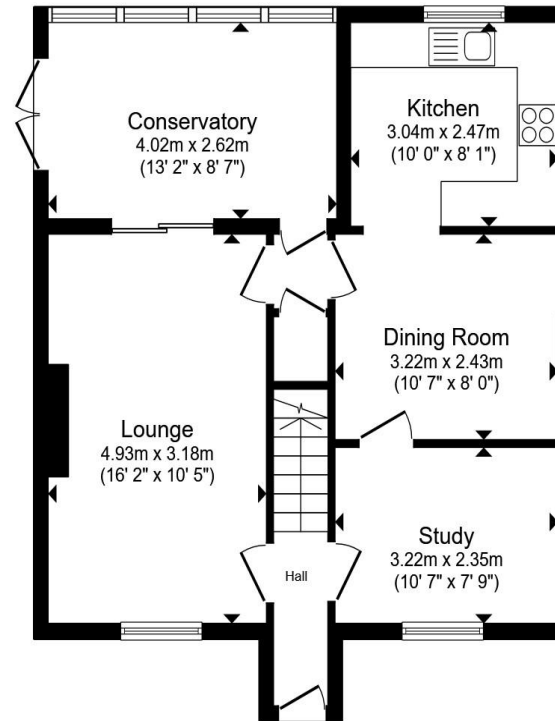
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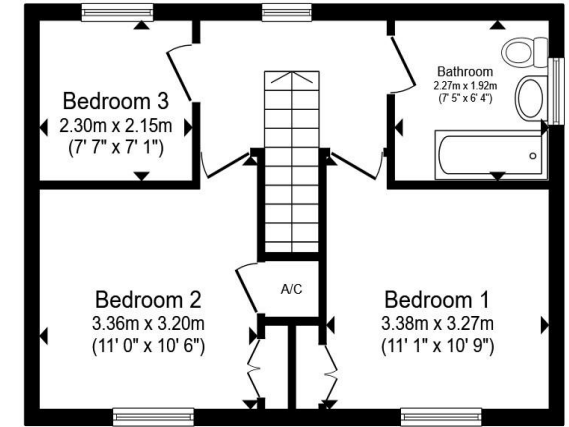
- Detached three bedroom house
- Spacious lounge
- Separate dining room
- Study/home office
- Conservatory overlooking the garden

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

offers in the region of  
**£230,000**



Ground Floor



First Floor

Total floor area 99.5 m<sup>2</sup> (1,071 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:  
SKG110213 - 0003

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william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)