



Minard Wainfleet Road, Irby-In-The-Marsh Skegness PE24 5AY

welcome to

Minard Wainfleet Road, Irby-In-The-Marsh Skegness

NOT TO BE MISSED

2 BEDROOM DETACHED MODERN BUNGALOW LOCATED IN A RURAL VILLAGE OFFERING OFF STREET PARKING, GARAGE AND GARDEN TO THE FRONT AND REAR.... IN ORDER TO ARRANGE A VIEWING, PLEASE CONTACT THE BRANCH ON 01754 768311

Entrance Porch

Entrance porch has door leading into:

Hallway

Has a radiator, loft hatch access, two built in cupboards and doors leading into the following rooms:

Lounge

12' 3" x 17' (3.73m x 5.18m)

Has a window to the side elevation, radiator and sliding door leading into:

Conservatory

10' 11" x 12' 3" (3.33m x 3.73m)

Has windows to 3 elevations, radiator and doors leading to the rear garden.

Kitchen

11' 1" x 13' 4" (3.38m x 4.06m)

Modern kitchen comprising of wall, base and drawer units with worktop space over, sink, integrated double oven, electric hob, extractor fan, fridge freezer and space and plumbing for a washing machine. There is also a radiator, window and door leading to the rear elevation.

Bedroom 1

12' 2" x 16' 1" (3.71m x 4.90m)

Has a window to the front elevation and a window to the side elevation and radiator.

Bedroom 2

7' 1" x 9' 5" (2.16m x 2.87m)

Has a window to the front elevation and a radiator.

Shower Room

3 piece suite comprising of a walk in shower, WC, hand wash basin with vanity storage below, tiled

walls and floors, heated towel rail, airing cupboard housing the hot water cylinder and an window to the side.

External

Externally the property benefits from lawned space to the front as well as a driveway leading to the garage. The rear offers lawned space, decking area, mature trees and shrubs, garden shed and stunning field views.

Garage

Has an electric roller door, light and power, side personnel door.





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- MODERN 2 BED DETACHED BUNGALOW
- FRONT AND REAR GARDEN
- DRIVEWAY & GARAGE
- RURAL VILLAGE LOCATION
- CALL US TO ARRANGE A VIEWING

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

£225,000



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.focalagent.com

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Property Ref:
SKG109620 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25
2RU



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