

NEWTON FALLOWELL

2 Hastings Drive, Wainfleet - PE24 4PX

£210,000

2 Hastings Drive

Wainfleet, Skegness

NO CHAIN. A spacious detached Bungalow situated in a popular market town convenient for local shops and the train station. The accommodation comprises Entrance Porch, Hallway, Lounge, Breakfast Kitchen, Utility Room and W.C, 2 Bedrooms, Dining Room/Bedroom 3 leading to a Conservatory and Shower Room. There are front and rear gardens, Driveway and Garage. Viewing is highly recommended. EPC Rating (tbc)
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



AGENTS NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

NEWTON FALLOWELL







ACCOMMODATION
Entrance is on the front elevation via a pvc door with side screen opening to the:-

PORCH
With inner glazed door into:-

HALLWAY
With access to loft space with pull down ladder, electric storage heater, built in cupboard, hot water cylinder.

LIVING ROOM
17' 0" x 11' 8" (5.18m x 3.55m)
With pvc window to the front elevation, further pvc window to the side elevation, electric storage heater, glazed double doors to the hallway.

BEDROOM 3/DINING ROOM
10' 10" x 10' 1" (3.31m x 3.07m)
With electric storage heater, double glazed sliding patio door to the:-

CONSERVATORY
14' 7" x 8' 6" (4.44m x 2.60m)
Of pvc construction with opaque polycarbonate roof, tiled floor.

KITCHEN
13' 10" x 9' 6" (4.21m x 2.90m)
With base and wall units, worksurfaces with tiled splashbacks, stainless steel 1 1/2 bowl sink unit with mixer tap over, built in oven, electric hob with extractor hood above, plumbing for dishwasher, electric storage heater, pvc window to the rear elevation, door to:-

CLOAKROOM
With WC, wash basin, heated towel radiator, opaque pvc window to the rear elevation.

UTILITY
With double wall unit, plumbing for washing machine, pvc window and pvc door to the side elevation.

BEDROOM 1
13' 0" x 10' 1" (3.97m x 3.07m)
With pvc window to the rear elevation, electric storage heater.

BEDROOM 2
10' 11" x 6' 6" (3.33m x 1.98m)
With pvc window to the front elevation, electric storage heater.

SHOWER ROOM
7' 11" x 7' 3" (2.41m x 2.22m)
With shower enclosure with electric shower, hand basin in a vanity unit, W.C with concealed cistern, electric heated towel radiator, tiled walls and floor, opaque pvc window to the front elevation.

OUTSIDE
To the front is a low hedge with lawn and filled garden borders and gravelled areas. A concrete drive provides off road parking and leads to the:-

INTEGRAL GARAGE
16' 5" x 8' 1" (5.00m x 2.46m)
With up and over vehicle door, pvc side door, light and power.

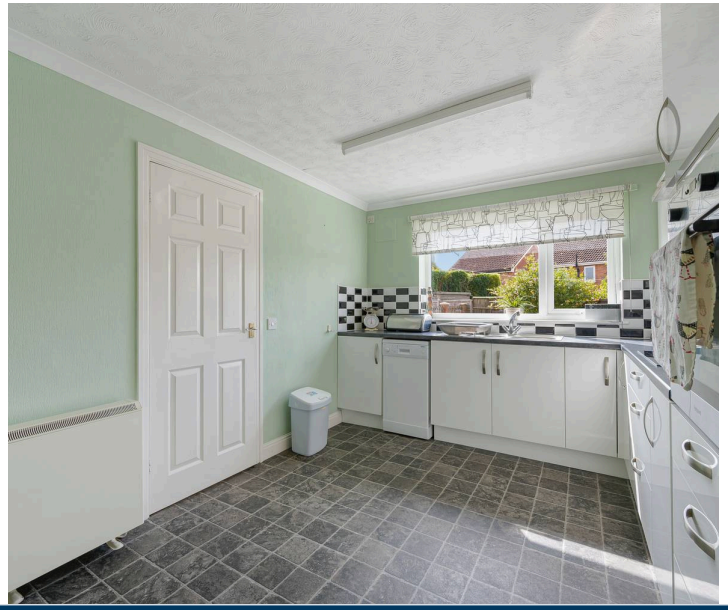
REAR GARDEN
A gate to the side opens onto the rear garden which is mainly lawned with flower and shrub beds, paved paths and a gravelled seating area. Timber garden Shed.













TENURE
Freehold.

SERVICES
The property has mains electric, water and drainage connected. Heating is via electric storage heaters. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING
By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX
Charging Authority – East Lindsey District Council
Band C - 2026/27 - £2022.21

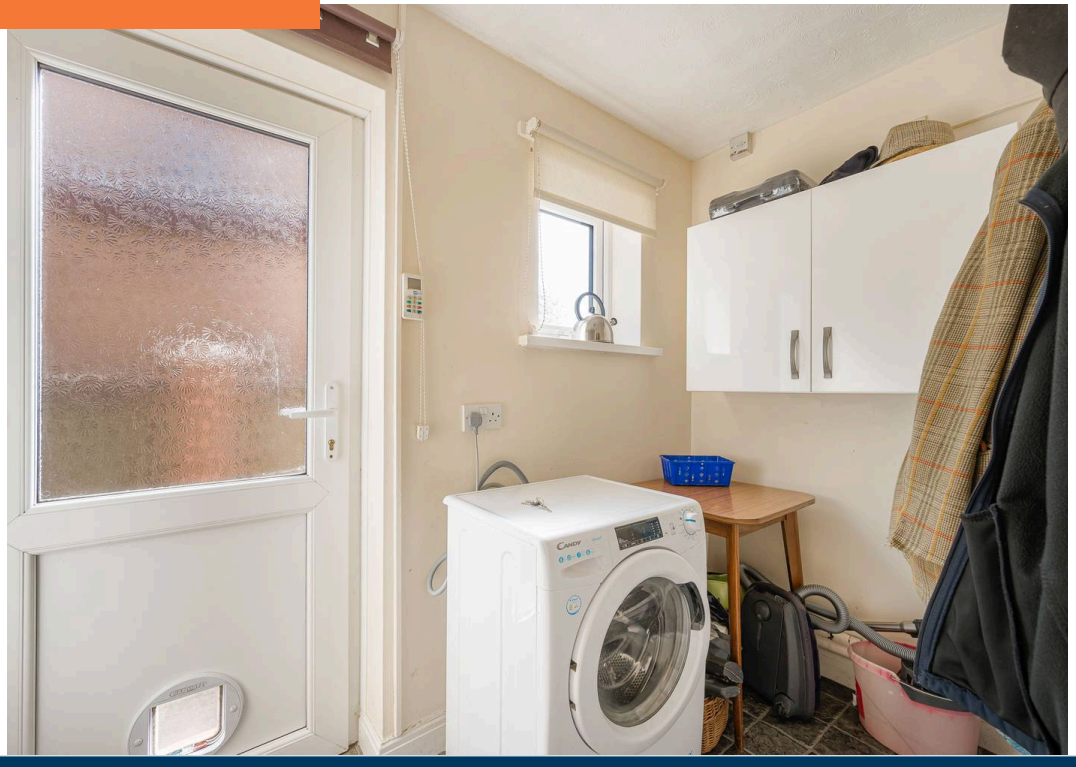
ANTI-MONEY LAUNDERING REGULATIONS
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks IS £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





NEWTON FALLOWELL









NEWTON FALLOWELL





Ground Floor

Approx. 111.1 sq. metres (1195.7 sq. feet)



Total area: approx. 111.1 sq. metres (1195.7 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

NEWTON FALLOWELL