



## 4 bed semi-detached house to buy in PE24

Patten Avenue, Wainfleet, Skegness, Lincolnshire, PE24 4DU

**£85,000** Starting Bid

 x 4  x 1  x 1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ A semi detached house
- ✓ Lounge/diner, kitchen, utility, wc and downstairs bedroom
- ✓ Low maintenance front garden & lawned rear garden with part artificial lawn
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

A semi detached house in the small Lincolnshire town of Wainfleet All Saints. The location is ideal - just a few minutes walk into the town centre and train station with a direct line to Nottingham & Skegness + links to London. The property comprises of lounge/diner, kitchen, utility room wc, four bedrooms and bathroom. The outside of the property offers gravelled & concrete driveway providing ample parking for several vehicles. The front garden is laid to artificial lawn with garden path leading to the front door. The rear garden is laid to part artificial lawn and part law. Additional benefits include air source heat pump and solar panels. With no upward chain to worry about viewings are available now - by appointment only.

Entrance Hall: Having entrance door, ceiling light point, smoke alarm and stairs to first floor landing.

Lounge/Diner: 3.30m x 5.23m (10'10" x 17'2"), Having radiator and ceiling light point.

Kitchen: 2.82m x 2.49m (9'3" x 8'2"), Having single drainer sink unit with mixer tap over set in work surfaces extending to provide a range of base fitted storage cupboards and drawers under together with matching range of wall mounted storage cupboards over, integrated electric hob with integrated oven below, space and plumbing for washing machine, built in under stair cupboard, radiator and ceiling light point.

Utility: 3.28m x 1.32m (10'9" x 4'4"), Having built in storage cupboards, space for fridge/freezer, radiator and ceiling light point.

Side Entrance Hallway: Having uPVC double glazed entrance door, built in storage cupboard and ceiling light point.

WC: Having close coupled wc, radiator and ceiling light point.

Bedroom Three (downstairs): 3.28m x 3.12m (10'9" x 10'3"), Having radiator and ceiling light point.

Landing: Having access to roof space, radiator and ceiling light point.

Bedroom One: 4.78m x 2.84m (15'8" x 9'4"), Having radiator, ceiling light point and built in storage cupboard.

Bedroom Two: 3.30m x 3.53m (10'10" x 11'7"), Having radiator and ceiling light point.

Bedroom Four: 2.82m x 2.26m (9'3" x 7'5"), Having built in storage cupboard, radiator and ceiling light point.

Bathroom: 2.31m x 1.45m (7'7" x 4'9"), Having panelled bath set in tile surround with electric shower over and shower screen, close coupled wc, hand wash basin set in toiletry cupboard, radiator and ceiling light point.

Outside:

Front: The property is approached by a low level fence with low level gate with garden path leading to the front door. The front garden is laid to artificial grass.

Side & Rear: The side of the property offers gravelled and concrete driveway offering ample off road parking for several vehicles with lawned area to the side this leads round to the rear garden is mainly laid to lawn with part of the lawn being artificial.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: Semi-detached house

Parking: Off Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

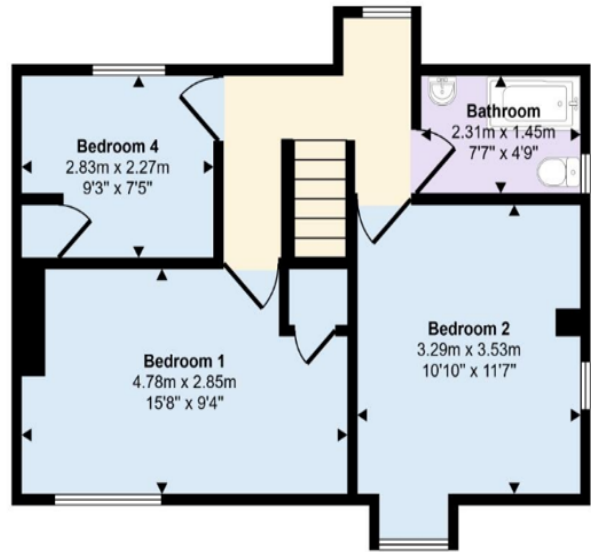
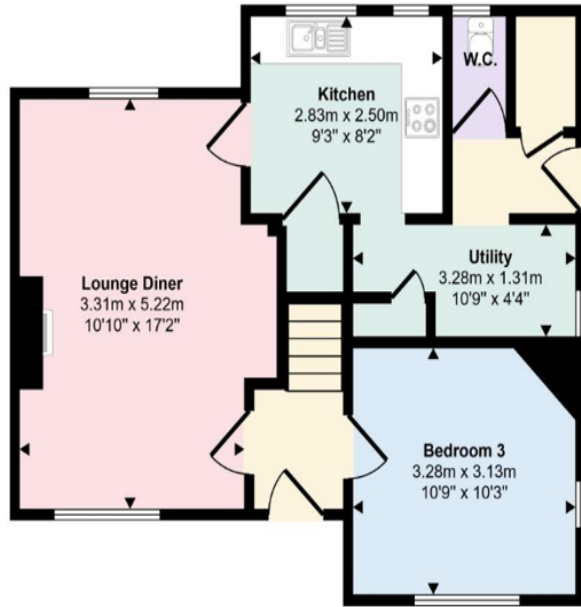
Water meter: Yes

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good

Approx Gross Internal Area  
95 sq m / 1027 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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