



**Marshlands Boston Road, Wainfleet St. Mary Skegness PE24
4HH**

welcome to

Marshlands Boston Road, Wainfleet St. Mary Skegness

An exceptional three-bedroom detached bungalow set on a generous plot in the sought-after village of Wainfleet St. Mary's. Boasting electric gated access, CCTV with cameras & alarm, wrap-around gardens, triple garage, field views, and versatile living accommodation including an attic hobby room.

Side Entrance Porch

Having stylish tiled flooring for ease of maintenance, double glazed windows, shoe store, really useful and well proportioned cloaks cupboard and access into;

Hallway

A stylish double glazed and wooden front door allowing access into this spacious entrance hallway with feature radiator, ceiling spot lights, tiled flooring and doors leading to all principle rooms.

Kitchen Diner

A beautiful light and spacious room being the heart of the home, having a superb range of wall, base and drawer units with complimentary roll edge work top surfaces over, Belfast style sink with mixer taps over, tiled splash backs, shelving, SMEG range cooker and upcycled extractor hood over, tiled flooring, two wall mounted feature radiators, spot lights, double glazed windows to two elevations, painted brick recess with log burner and good appliance space. This room also has open access to the Dining Area, the ideal space for a dining table, again with tiled flooring, radiator and double glazed window.

Kitchen Area Measurement

16' 6" x 12' 4" (5.03m x 3.76m)

Dining Area Measurement

11' 10" x 11' 10" (3.61m x 3.61m)

Pantry

Having a double glazed window, shelving ideal for storage and tiled flooring.

Utility Room

10' 1" x 7' 11" (3.07m x 2.41m)

Having a door to the rear garden, double glazed window to the side elevation, base and wall units with work top surfaces over, Belfast style sink with

mixer taps over, feature radiator, tiled flooring, an american style fridge freezer and including space plumbing for a washing machine and wine rack.

Lounge

16' 4" x 14' 11" (4.98m x 4.55m)

Double glazed windows to the front and side elevations, two period feature radiators, brick built fire place with log burning stove being the focal point of the room, tiled flooring, ceiling spot lights, built in shelving for storage provisions and low level cupboard in chimney recess.

Sun Room

10' 1" x 7' (3.07m x 2.13m)

Brick built and upvc construction with poly carbonate roof, double glazed windows to two elevations creating a dual aspect allowing a good flow of natural light and tiled flooring.

Inner Hallway/ Side Porch

Double glazed wooden door with matching side panels, double glazed windows, tiled flooring, wall light radiator, coved ceiling, loft hatch access, two storage cupboards with shelving and doors leading to the following;

Bedroom 1

13' 11" x 12' 11" (4.24m x 3.94m)

Having a double glazed window to the side elevation, period feature radiator, tiled flooring for ease of maintenance and built in wardrobe great for storage provisions.

Bedroom 2

13' 10" x 12' 11" (4.22m x 3.94m)

Having a double glazed window to the side elevation, period radiator, tiled flooring for ease of maintenance, built in wardrobe for storage and side





door.

Bedroom 3

12' 2" x 10' 8" (3.71m x 3.25m)

Having a double glazed window to the side elevation, tiled flooring, period radiator and shelves/open locker style storage.

Attic Room

A great additional room to the property providing ample space as a craft or hobby room or just as an accessible storage room. With window, electric and radiator.

Shower Room

Stylish pedestal wash hand basin with mixer taps over, tiled flooring and walls, airing cupboard incorporating shelves and hot water tank, ceiling spot lights, extractor and double glazed opaque window to the side elevation.

Bathroom

Having a three piece suite comprising of a low flush WC, pedestal wash hand basin with mixer taps over, free standing bath with mixer taps and incorporating shower head, tiled flooring, period radiator, double glazed window to the side elevation and a double glazed rear access door with opaque panel insert allowing access to the rear garden.

External

The plot overall extends to an approx half an acre (sts), while the property itself is approached via a good sized driveway allowing off road parking for multiple vehicles with electric remote double wrought iron gates. The enclosed gardens are predominantly laid to lawn with planted bed areas, vegetable patch, paved patio areas, along with a further raised concrete paved seating and patio area, including hot tub and with sprawling field views to the rear. The mature gardens have an abundance of hedging, trees, bushes and shrubs. The focal point of the rear garden is the brick built

pizza oven and bbq with portugese hand painted tiles and sink.

Triple Garage

27' x 17' 7" (8.23m x 5.36m)

Having three double glazed windows to the side elevation, tiled flooring and one central opening door.



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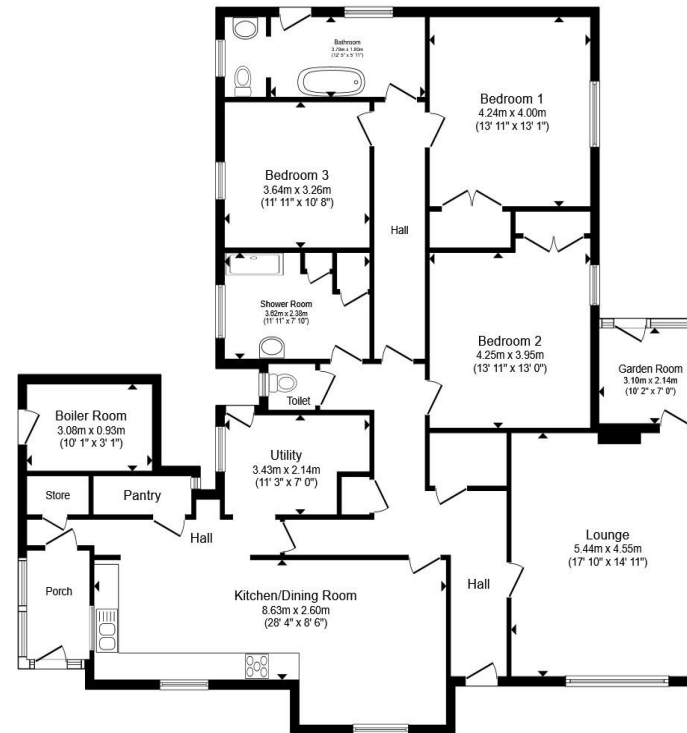
Marshlands Boston Road, Wainfleet St. Mary Skegness

- Detached 3 bed bungalow
- Electric remote-controlled gated entrance
- Large driveway with ample parking
- Spacious kitchen with dining area
- Utility room and store room

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£399,950



Ground Floor

Total floor area 175.6 m² (1,890 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



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