



**Country Breezes St. Michaels Lane, Wainfleet St. Mary
Skegness PE24 4HB**

welcome to

Country Breezes St. Michaels Lane, Wainfleet St. Mary Skegness

A beautifully presented and extensively renovated 3/4 bedroom dormer bungalow. The current owners have undertaken significant improvements in recent years, including new double glazed windows, a composite entrance door, a multi-fuel log burner, and contemporary kitchen and shower room

Entrance

Composite door enters into the hallway with radiator, cupboard with immersion tank, stairs to the first floor and doors into the following rooms:

Kitchen

9' 2" x 7' 10" (2.79m x 2.39m)

Comprising of modern wall, base and drawer units with marble effect worktop over, integrated oven, induction hob, extractor fan and fridge/ freezer. There is also a double glazed window to the front and side elevation.

Lounge

16' 11" max x 12' 1" max (5.16m max x 3.68m max)

Has a double glazed window to the front elevation, 2 radiators and a multi-fuel log burner with mantle. There is also space for a dining table if required.

Bedroom 1

11' 11" x 10' 10" (3.63m x 3.30m)

Has a double glazed window to the rear elevation, radiator and built in cupboard with hanging rail.

Dining Room/ Bedroom 4

9' 1" x 8' 10" (2.77m x 2.69m)

Has a double glazed window to the rear elevation and a radiator. This room is versatile and could be an additional bedroom if required.

Shower Room

Walk in shower with rainfall shower head attachment, hand wash basin with vanity storage below, tiled walls and floors, WC and a double glazed opaque window to the side elevation.

Landing

Has a radiator, ample built in storage which is ideal to use as wardrobe space as there is hanging rails

and shelving. There is doors leading into:

Bedroom 2

10' 7" x 11' (3.23m x 3.35m)

Has a double glazed window to the side elevation and a radiator.

Bedroom 3

11' 9" x 9' 3" max (3.58m x 2.82m max)

Has a double glazed window to the side elevation, radiator and loft hatch access.

Shower Room

Has a walk in electric shower, hand wash basin with vanity storage below, WC and a radiator.

External

The property benefits from ample parking to the front of the property for around 7 cars which is hard standing and gravelled, this leads to the detached garage. The rear is mainly lawned and also has a patio area ideal for summer months, mature shrubs and plants surrounds the property, outside tap, CCTC cameras to the front, side and rear of the property.

Garage

The garage is split into two parts. The main section is 16'11 X 10'4 and comprises of power and lighting, up and over door, boarded out loft space for additional storage and side entrance door. The rear has a small office/storage area which measures 6'8 X 10'5 which has an opaque window to the rear elevation.

Agents Note

Under the Terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is related to an employee of "William H



Brown



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- No Upward Chain
- Turn Key Condition Throughout
- 3/4 Bedroom Dormer Bungalow
- Fully Renovated in Recent Years
- Modern Kitchen & Two Shower Rooms

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

£245,000

directions to this property:

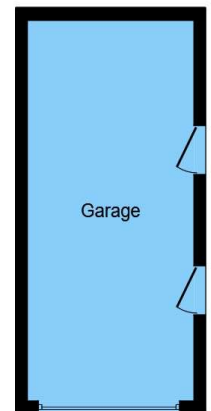
See Multi-map illustration



Ground Floor



First Floor



Garage

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Property Ref:
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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.


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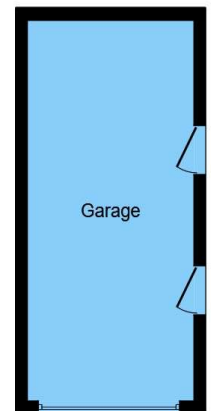
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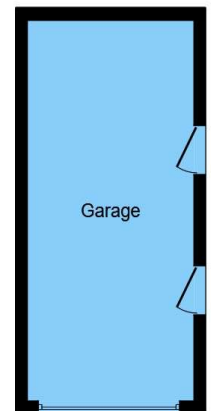
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