



7 Fulford Way,
Skegness, PE25 1DD



£229,950

- NO CHAIN
- 2/3 BEDROOMS
- CONVENIENT FOR TOWN, BEACH & GOLF
- GARDENS & GARAGE
- VERY POPULAR RESIDENTIAL CUL-DE-SAC
- FREEHOLD
- COUNCIL TAX BAND C
- EPC RATING D



NO CHAIN. CONVENIENT FOR TOWN, BEACH & GOLF. A 2 Bedroom Detached Bungalow re-decorated throughout with revamped Kitchen, low maintenance gardens and Garage in this very popular residential cul-de-sac to the north of Skegness. With Entrance Porch, Hallway, Living Room, Dining Room & Garden Room. Kitchen, Utility, revamped Bathroom. Gas central heating and pvc double glazing. EPC Rating D

LOCATION

From Newton Fallowell office in Skegness follow Roman Bank northwards over the traffic lights and after the Northshore holiday complex turn left into West Way, right into Gleneagles Drive and Fulford Way lies on the right hand side.

ENTRANCE PORCH

Of pvc construction with pvc door to the:-

HALLWAY

With radiator, access to roof space.

LIVING ROOM

16' 4" x 11' 11"

With pvc bay window to the front elevation, radiator, coal effect gas fire, door to:-



DINING ROOM/BEDROOM 3

8' 10" x 10' 4"

With radiator, sliding double glazed patio door to the garden. The doorway from the Kitchen could be blocked up to make this into a bedroom.

KITCHEN

9' 10" x 8' 9"

Modernised and fitted with a range of base and wall units with new door fronts, new worksurfaces, new Lamona built in oven, new sink unit, gas hob with cooker hood above, breakfast bar, wall mounted Evo gas central heating boiler, radiator, pvc window, new wood effect laminate flooring.

UTILITY ROOM

6' 11" x 6' 7"

With radiator, plumbing for washing machine, wood effect laminate flooring, door to:-

GARDEN ROOM

6' 11" x 9' 2"

With 2 pvc windows, pvc door to the garden, wood effect laminate flooring.

BEDROOM 1

11' 10" x 9' 11"

With pvc window to the front elevation, radiator.

BEDROOM 2

11' 11" x 8' 5"

With pvc window to the side elevation, built in wardrobe, radiator.

BATHROOM

9' 11" x 7' 6"

With bath with shower attachment over, W.C, pedestal hand basin, tiled walls and floor, built in airing cupboard, pvc window, wood effect tiled floor.



OUTSIDE

To the front is a gravelled garden with inset shrub beds and a concrete drive with 2 new sensor security lights leads to the:-

GARAGE

18' 9" x 9' 4"

With up and over vehicle door, light and power, rear door to the garden.

The rear garden is well fenced and gravelled for lower maintenance, patio area and paved paths, new sensor security light.

TENURE

Freehold.

SERVICES

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.

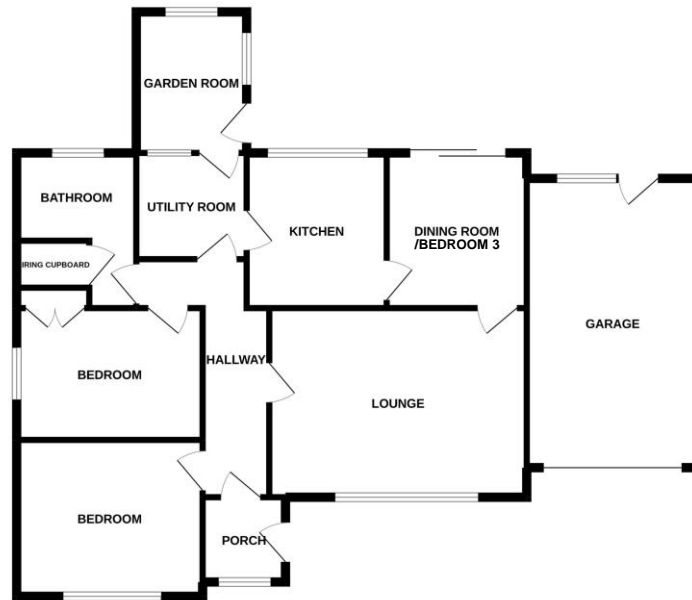
COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2022/23 - £1,747.70



Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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