



1 Lifeboat Avenue, Skegness,
Lincs, PE25 3EW



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£179,950

- NO CHAIN
- POPULAR SEACROFT LOCATION
- LOUNGE AND 21' DINING KITCHEN
- FREEHOLD
- 3 BEDROOMS AND BATHROOM
- LOW MAINTENANCE REAR GARDEN
- EPC RATING F
- COUNCIL TAX BAND C



NO CHAIN. A three bedroom detached bungalow in the popular Seacroft area convenient for local shops, the beach and Seacroft Golf Course. With Lounge, 21' Dining Kitchen, Store, W.C, 3 Bedrooms and Bathroom. To the rear is a lower maintenance garden with Shed.
EPC Rating F

ACCOMMODATION

Entrance is on the front elevation via a covered verandah and a pvc door to the:-

ENTRANCE HALL

LOUNGE 3.7m x 3.5m (12.1ft x 11.5ft)

With pvc walk in bay window to the front elevation, fireplace surround in inset gas fire.

KITCHEN / DINING ROOM 6.4m x 3.7m (21ft x 12.1ft)

To the dining area is a tiled open fireplace with wooden mantle with built in cupboard to the chimney recess, opening to the Kitchen with base and wall units, worksurfaces with tiled splashbacks, inset sink unit, space for gas cooker, space for washing machine, pvc windows and pvc door to the rear garden.



STORE

With window to the rear elevation.

W.C

With W.C and window to the rear elevation.

BATHROOM 2.3m x 2.2m (7.5ft x 7.2ft)

With bath with shower attachment over, pedestal hand basin, tiled walls, pvc window to the rear elevation.

BEDROOM 1 3.65m x 2.3m (12ft x 7.5ft)

With pvc window to the side elevation.

BEDROOM 2 3.65m x 2.3m (12ft x 7.5ft)

With pvc window to the side elevation.

BEDROOM 3

With pvc window to the front elevation.

OUTSIDE

A path to the side of the property leads to the rear garden with concrete paths and a raised paved area, garden shed.

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.

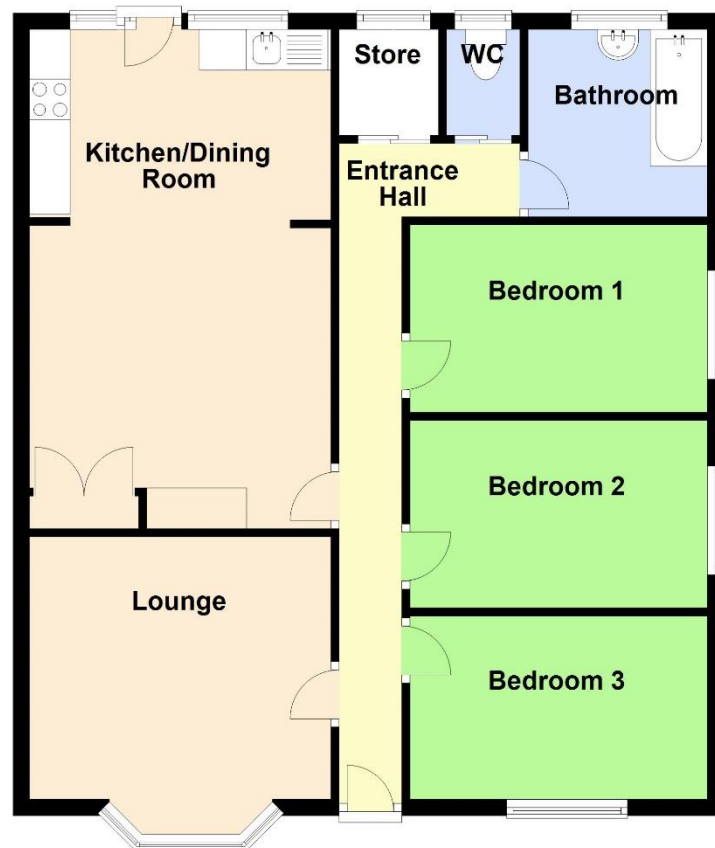
COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2024/25 - £1923.56



Ground Floor

Approx. 80.9 sq. metres (871.0 sq. feet)



Total area: approx. 80.9 sq. metres (871.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



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