



59 Beacon Way, Skegness,
Lincs, PE25 1HJ



£209,950

- VERY WELL PRESENTED
- LOVELY OUTLOOK TO THE FRONT
- 18' X 10' GARAGE/WORKSHOP
- DRIVEWAY FOR SEVERAL VEHICLES
- SUNNY LANDSCAPED REAR GARDEN
- EPC RATING D
- COUNCIL TAX BAND B
- FREEHOLD



A very well presented 2 bedroom detached bungalow with lovely outlook to the front and quiet 'over 55's' prestige park homes to the rear. With roomy Hall, modern Shower room, modern Breakfast Kitchen and Conservatory. 18' x 10' Garage/Workshop, sunny landscaped rear garden being a real sun trap. EPC Rating D

LOCATION

Beacon Way lies to the west of Skegness town centre and from Newton Fallowell office follow Roman Bank northwards to the traffic lights and left into Burgh Road. Continue on and bear right at the Welcome Inn and into Beacon Way. No. 59 lies on the left hand side.

ACCOMMODATION

HALL

Entrance is via a pvc double glazed door, access to roof space.

LOUNGE

3m x 4.3m (10ft x 14ft)

With electric fire with surround, pvc window to the front elevation.

BEDROOM 1

3m x 3.7m (10ft x 12ft)

With radiator, pvc window to the front elevation, coved ceiling.



BEDROOM 2

2.4m x 3.7m (8ft x 12ft)

With radiator, pvc window to the rear elevation, coved ceiling.

SHOWER ROOM

1.5m x 1.8m (5ft x 6ft)

With tiled shower enclosure, WC, hand basin in vanity unit, tiled walls and floor, vertical towel radiator, pvc window to the rear elevation.

KITCHEN

2.4m x 4m (8ft x 13ft)

With base and wall cupboards with work surfaces over, gas oven with hob, 1 1/2 bowl sink unit, fridge/freezer, space for washing machine, tiled floor, pvc window to the rear elevation, new gas combi boiler (December 2022), pvc door to:-

CONSERVATORY

2.7m x 3.4m (9ft x 11ft)

Of pvc construction, radiator, pvc door to the rear garden.

OUTSIDE

To the front is a large gravelled drive and turning area, a paved and gravelled drive leads to the:-

GARAGE

A gate leads to the sunny and enclosed landscaped rear garden with paved sitting areas facing south and west, gravelled beds, edged and shaped borders.



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

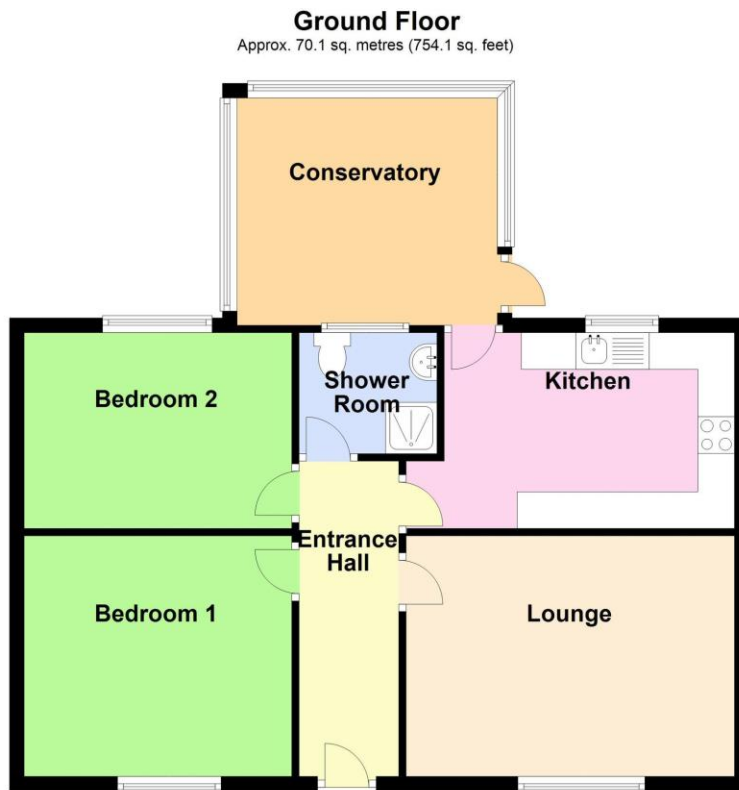
By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band - B - 2022/23 - £1604.55



Floorplan



Total area: approx. 70.1 sq. metres (754.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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