



1 St Valentines Way, Skegness,
PE25 2NG



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£280,000



Key Features

- NO CHAIN
- EN-SUITE MASTER BEDROOM
- LOUNGE, KITCHEN AND DINING ROOM
- UTILITY ROOM AND BATHROOM
- BLOCK PAVED DRIVE WITH AMPLE PARKING
- INTEGRAL GARAGE
- EPC RATING D
- FREEHOLD





NO CHAIN. A spacious 2 Bedroom Detached Bungalow on a corner plot in this popular residential area of Skegness convenient for doctors, schools and local shops. With Open Porch, Reception Hall, Lounge, Kitchen, Dining Room, Utility and Bathroom. Block paved drive with parking, Integral Garage, front side and rear gardens. Gas central heating and pvc double glazing. EPC Rating D

ACCOMMODATION

Entrance is on the front elevation via an

OPEN PORCH

With pvc door with side screen to the:-

HALLWAY

With 2 radiators, coving to ceiling, telephone point, built in cupboard, glazed doors into:-

LOUNGE 6.18m x 4.08m (20.3ft x 13.4ft)

With pvc bow windows to the front and side elevation, coving to ceiling, 2 radiators, living flame effect gas fire with decorative surround and marble effect hearth, T.V point.

KITCHEN 3.56m x 3.04m (11.7ft x 10ft)

Fitted with base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, built in oven with electric hob and concealed cooker hood above, integrated dishwasher and fridge, coving to ceiling, pvc window to the front elevation and a brick arch leads to the:-

DINING ROOM 3.06m x 2.53m (10ft x 8.3ft)

With pvc window to the front elevation, coving to ceiling, T.V point, radiator, door to the Hallway.

UTILITY 2.78m x 1.61m (9.1ft x 5.3ft)

With base and wall units, pvc door, radiator, coving to ceiling, door to Garage.

BATHROOM 2.77m x 2.52m (9.1ft x 8.3ft)

With bath with traditional style mixer tap and hand shower attachment, W.C, pedestal hand basin, tiled walls, coving to ceiling, opaque pvc window to the rear elevation.

BEDROOM 1 4.16m x 3.1m (13.6ft x 10.2ft)

With radiator, pvc window to the side elevation, coving to ceiling, recessed double wardrobe, T.V point.

EN-SUITE 2.77m x 1.15m (9.1ft x 3.8ft)

With large shower enclosure with direct shower and sliding door, W.C, pedestal hand basin, tiled walls and floor, coving to ceiling, opaque pvc window, radiator.

BEDROOM 2 3.55m x 3.1m (11.6ft x 10.2ft)

With pvc window to the front elevation, radiator, coving to ceiling, T.V point.





OUTSIDE

To the front is a lawned garden with block paved path to the front door. A block paved drive with parking for several cars leads to the:-

GARAGE 5.32m x 2.81m (17.5ft x 9.2ft)

With up and over door, light and power, plumbing for washing machine, gas central heating boiler, insulated hot water cylinder.

A brick feature wall and arched timber gate opens onto the side paved patio garden with paved path leading to the rear of the property.



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.

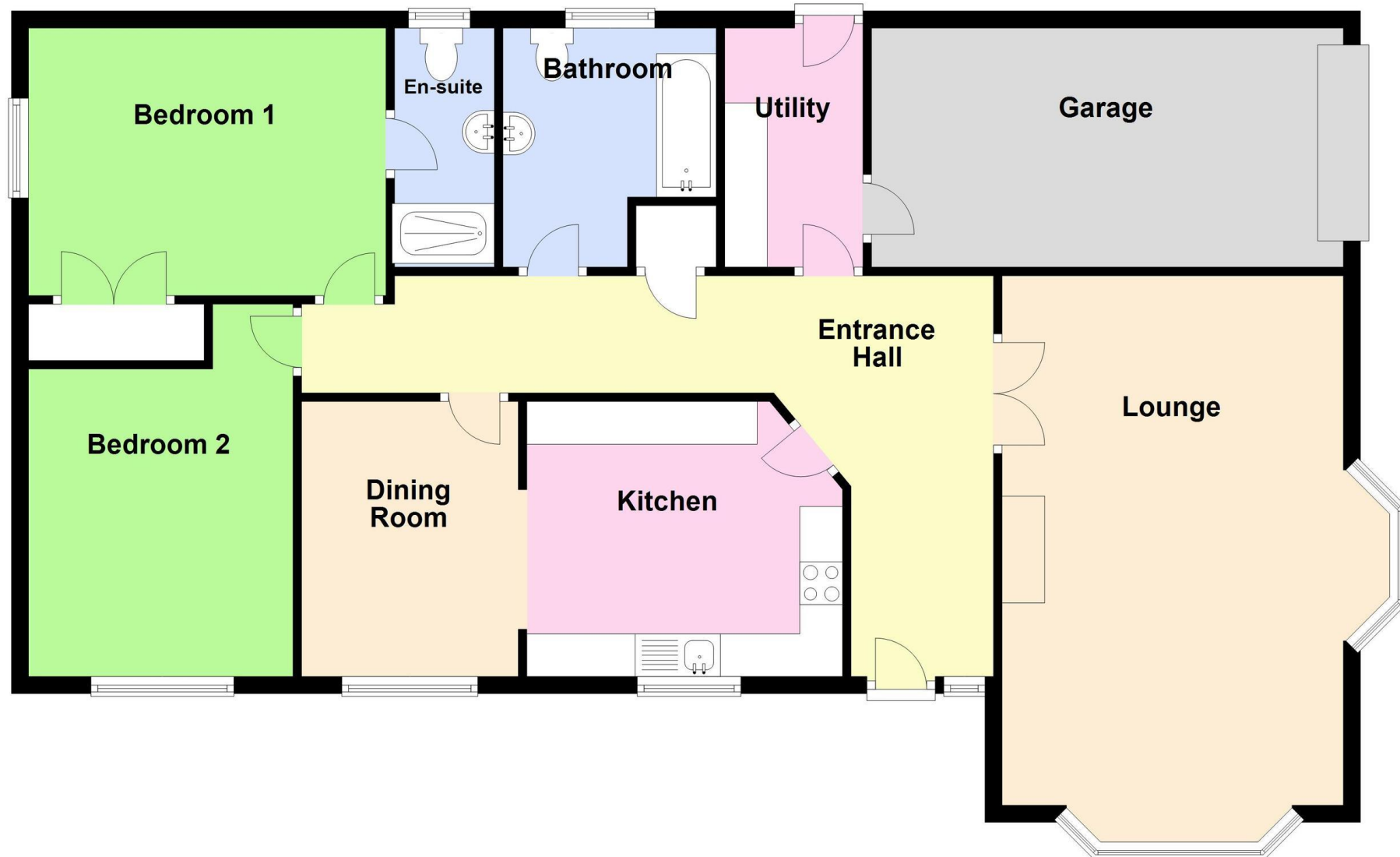
COUNCIL TAX

Charging Authority East Lindsey District Council
Band C - 2023/24 - £1833.77



Ground Floor

Approx. 123.1 sq. metres (1325.4 sq. feet)



Total area: approx. 123.1 sq. metres (1325.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

