



103 Beresford Avenue, Skegness  
Lincs, PE25 3JL



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2

Freehold

£280,000



## Key Features

- NO CHAIN
- SPACIOUS BUNGALOW
- SOUGHT AFTER LOCATION
- 38' GARAGE/WORKSHOP
- 30' LOUNGE/DINER & SUN ROOM
- 20' CONSERVATORY
- APPROX 93' LONG REAR GARDEN
- EPC RATING D





**NO CHAIN.** A very spacious 2 Bedroom Detached Bungalow in a sought after residential area to the south of Skegness town centre with good sized (93' approx) rear garden & 38' Garage/Workshop. With Entrance Conservatory, Reception Hall, useful Attic Room, 30' Lounge Diner with Sun Room, Kitchen, Conservatory, 2 double Bedrooms, Bathroom and separate W.C. Viewing is highly recommended to appreciate the accommodation this property has to offer. EPC Rating D



### ACCOMMODATION

#### ENTRANCE CONSERVATORY

2.71m x 2.73m (8.9ft x 9ft)

With pvc entrance door and windows, tiled floor and an inner glazed door to the:-

#### RECEPTION HALL

2.85m x 3.66m (9.4ft x 12ft)

Providing a spacious and welcoming entrance with radiator and access to roof space.

#### ATTIC ROOM

3.91m x 2.41m (12.8ft x 7.9ft)

With pull down ladder and panelled out, radiator, Velux double glazed skylight window, door to a further storage area, access to further storage space.



#### LOUNGE DINER

6.44m x 3.58m (21.1ft x 11.7ft)

With pvc window to the rear elevation overlooking the garden and further pvc window to the side elevation, radiator, coal effect gas fire in decorative surround. Opening to and being 9.33m (30'7") long overall with the:-

#### SUN ROOM

3.28m x 2.63m (10.8ft x 8.6ft)

On a low wall with pvc windows to the front and side elevation, solid ceiling, radiator.

#### KITCHEN

3.77m x 2.6m (12.4ft x 8.5ft)

With base and wall units, worksurfaces with tiled splashbacks, composite sink unit with mixer tap over, space for cooker, plumbing for washing machine, radiator, serving hatch to the Lounge, pvc window overlooking and single glazed door to the:-

#### CONSERVATORY

6.25m x 2.87m (20.5ft x 9.4ft)

On a low brick wall with pvc windows and pvc french doors to the garden, tiled floor, radiator, pvc door to the side elevation and further pvc door giving access to the Garage.

#### BEDROOM 1

3.33m x 3.64m (10.9ft x 11.9ft)

With pvc window to the rear elevation overlooking the conservatory, a range of built in wardrobes with lockers over forming a bed recess, further built in wardrobes and drawers, radiator.

#### BEDROOM 2

3.33m x 3.06m (10.9ft x 10ft)

With pvc window to the front elevation, radiator.

#### W.C

With pvc window to the side elevation, part tiled walls, pedestal hand basin, low flush W.C

## BATHROOM

2.25m x 1.93m (7.4ft x 6.3ft)

With panelled bath with Mira shower over, pedestal hand basin, mirror fronted cabinet with light, built in airing cupboard, pvc window to the side elevation,

## OUTSIDE

To the front is a low brick wall with wrought iron railings and set out for lower maintenance with gravelled beds, shrub borders and paths leading around. Wrought iron gates open onto a rubberised tarmac drive which leads to the rear:-

## GARAGE/WORKSHOP

11.67m x 2.8m (38.3ft x 9.2ft)

With a higher roof and removable panel above the door to allow access for a higher top vehicle, wall mounted gas central heating boiler, light and power, sliding french doors to the rear garden.

The good sized rear garden is aprox 28.6m (93'9") long has a large lawned area, paved sitting area, paved paths, walled flower beds and fruit trees.

## 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.

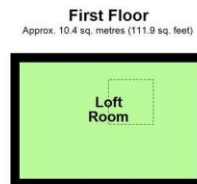
## COUNCIL TAX

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





# Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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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