



71 Beacon Park Drive,
Skegness, Lincs, PE25 1HE



£182,000

- NO CHAIN
- DECEPTIVE SIZE
- WELL MAINTAINED
- LOUNGE & CONSERVATORY
- KITCHEN & SHOWER ROOM
- PLEASANT CORNER PLOT
- FRONT & REAR GARDENS
- FREEHOLD
- EPC RATING D



NO CHAIN. A deceptive sized and well presented 2 bedroom semi detached Bungalow situated on a pleasant corner plot in the popular Beacon Park area to the west of Skegness Town Centre. With Entrance Hall, Lounge, Kitchen and Shower Room. Lawned gardens to the front and side and a lower maintenance garden to the rear. Potential to re-instate off road parking. Gas central heating and pvc double glazing. EPC Rating D

ACCOMMODATION

HALLWAY

With pvc entrance door, radiator, access to roof space, built in cupboard housing the Viessmann gas central heating boiler.

KITCHEN

4.68m x 2.15m (15.4ft x 7.1ft)

With base and wall units, worksurfaces with tiled splashbacks, inset sink unit with mixer tap over, built in oven with gas hob and extractor hood above, plumbing for washing machine, further appliance spaces, pvc windows to the front and side elevations, radiator.

LIVING ROOM

3.55m x 3.27m (11.6ft x 10.7ft)

With radiator, wall mounted electric fire, pvc patio doors to the:-



CONSERVATORY

4.83m x 2.95m (15.8ft x 9.7ft)

On a low brick wall with pvc windows and polycarbonate roof, pvc doors to the rear garden.

BEDROOM 1

4.68m x 3.28m (15.4ft x 10.8ft)

With pvc window to the front elevation, radiator.

BEDROOM 2

3.49m x 2.16m (11.4ft x 7.1ft)

With pvc window overlooking the Conservatory.

SHOWER ROOM

1.76m x 2.14m (5.8ft x 7ft)

With walk in shower enclosure with direct shower, glass screen and wet room panelling, pedestal hand basin, low flush W.C, heated towel radiator, tiled walls and floor.

OUTSIDE

The property occupies a corner plot with lawned garden to the front and side. A wooden gate leads to the enclosed rear garden which is gravelled for lower maintenance with timber Shed. The agents note the there is a dropped kerb on David Drive and off road parking could be re-instated by the removal of a fence panel.



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 B - 2023/24 - £1,604.55



Floorplan



Total area: approx. 74.0 sq. metres (797.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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