

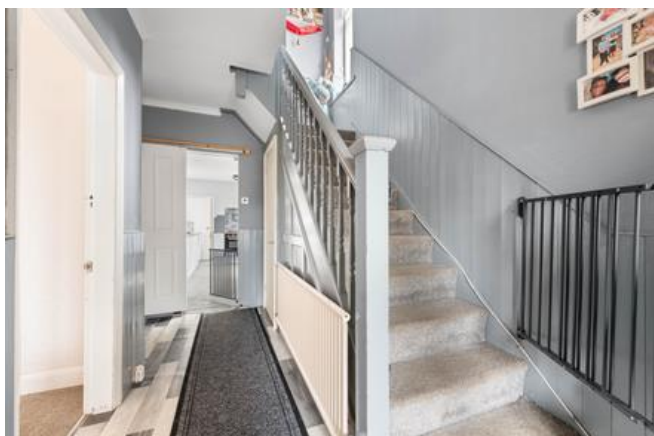


75 Park Avenue, Skegness,
Lincs, PE25 1BL



£253,000

- SUBSTANTIAL SEMI DETACHED HOUSE
- LOUNGE AND DINING ROOM
- KITCHEN, UTILITY & SHOWER ROOM
- 4 BEDROOMS, BATHROOM & SEPARATE W.C
- DRIVE, GARAGE & GARDENS
- CLOSE TO BEACH & TOWN CENTRE
- FREEHOLD
- EPC RATING C



A substantial 4 Bedroom semi detached house with drive and Garage located close to the town centre and beach. With Entrance Porch, Hall, Lounge, Dining Room, Kitchen, Utility and Shower Room to the ground floor. 4 Bedrooms, Bathroom and separate W.C to the first floor. Lawned rear garden with several store sheds. EPC Rating C

ACCOMMODATION

PORCH

With pvc french doors and an inner glazed door to the:-

HALLWAY

With stairs to first floor with cupboard under, radiator.

LOUNGE

4.61m x 4.02m (15'1" x 13'2")

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



DINING ROOM

4.03m x 3.32m (13'2" x 10'11")

With pvc patio doors to the rear garden radiator.

KITCHEN

5.46m x 2.76m (17'11" x 9'1")

With base and wall cupboards, worksurfaces with tiled splashbacks, inset composite sink unit with mixer tap over, breakfast bar, space for range cooker, space for fridge freezer, wall mounted Glow Worm gas central heating boiler, radiator, 2 pvc windows and pvc door to the side elevation.

UTILITY ROOM

2.76m x 1.96m (9'1" x 6'5")

With plumbing for washing machine, further appliance spaces, hand basin, radiator, single glazed window to the side elevation.

SHOWER ROOM

With shower enclosure, W.C, wooden double glazed window to the rear elevation.

FIRST FLOOR LANDING

With single glazed window to the side elevation.

BEDROOM 1

4.70m x 3.59m (15'5" x 11'10")

With pvc bay window to the front elevation, radiator.

BEDROOM 2

3.95m x 2.97m (13'0" x 9'8")

With pvc window to the rear elevation, radiator, built in wardrobe.

BEDROOM 3

2.74m x 2.60m (9'0" x 8'6")

With pvc window to the rear elevation, radiator.

BEDROOM 4

2.73m x 2.57m (9'0" x 8'5")

With pvc window to the front elevation, radiator.

BATHROOM

1.84m x 1.81m (6'0" x 5'11")

With panelled bath, pedestal wash basin, heated towel radiator, pvc window to the side elevation.

W.C

With W.C, pvc window to the side elevation.

OUTSIDE

To the front is a paved garden and wrought iron gates open onto a concrete drive which leads to the:

GARAGE

With up and over vehicle door, 2 side doors.

Adjacent to the Garage is a paved area with a number of sheds.

The rear garden is lawned with two concreted sitting areas.





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.

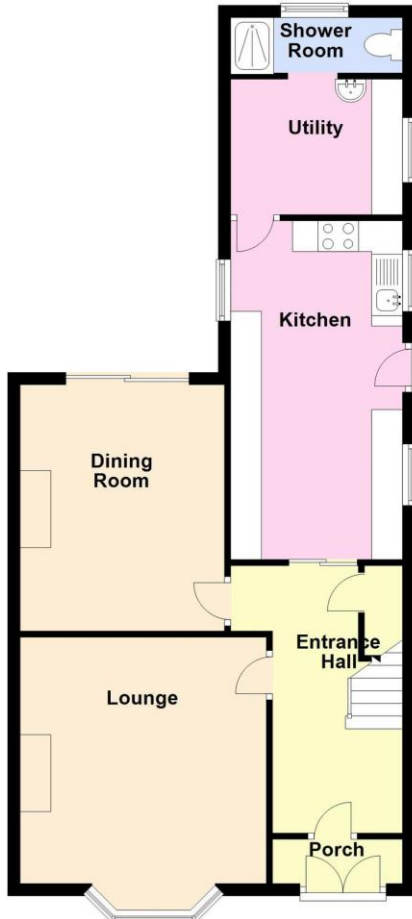
VIEWING

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. 67.2 sq. metres (723.3 sq. feet)

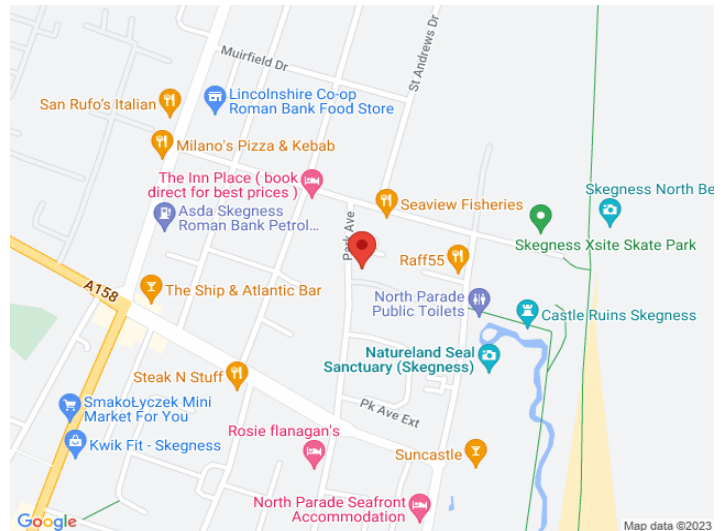


First Floor
Approx. 59.2 sq. metres (637.6 sq. feet)



Total area: approx. 126.4 sq. metres (1360.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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