



31 Firbeck Avenue,  
Skegness, PE25 3LA



4



1



2



Freehold

£245,000

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## Key Features

- SPACIOUS FAMILY HOUSE
- LOUNGE WITH LOG BURNER
- MODERN BREAKFAST KITCHEN
- GROUND FLOOR W.C
- MODERN SHOWER ROOM
- AMPLE PARKING & GARAGE
- GENEROUS GARDEN
- EPC RATING B





A spacious 4 Bedroom semi detached family house in a great location convenient for the town centre and beach. With Entrance Porch, Reception Hall, Lounge with log burner, Dining Room, modern Breakfast Kitchen, rear Porch with a ground floor W.C. To the first floor are 4 Bedrooms and a modern Shower Room. A block paved drive provides ample parking, detached Garage and a generous rear garden. The property has a gas central heating system, pvc double glazing and 16 owned Solar Panels. EPC Rating B



### ACCOMMODATION

Entrance is on the front elevation via a pair of pvc doors to the:-

### ENTRANCE PORCH

With an inner glazed door and decorative leaded glazed side screens to the:-

### RECEPTION HALL

4.00m x 2.09m (13'1" x 6'11")

With stripped wooden floorboards, stairs to the front floor with built in cupboard under, radiator, pvc window to the side elevation.

### LOUNGE

4.50m x 4.00m (14'10" x 13'1")

With walk in pvc bay window to the front elevation with curved radiator below, fireplace with multi-fuel stove and wooden mantle, T.V aerial point.



### DINING ROOM

3.68m x 3.20m (12'1" x 10'6")

With sliding pvc patio doors to opening onto the rear garden, laminate wood effect flooring, radiator, T.V aerial point.

### BREAKFAST KITCHEN

5.63m x 2.86m (18'6" x 9'5")

Stylishly fitted with a modern range of high gloss base and wall units, worksurfaces with matching upstands, sink unit with mixer tap over, oven unit housing a Bosch electric double oven, inset ceramic induction hob with extractor hood above, spaces for a dishwasher, washing machine and fridge freezer, breakfast bar with radiator under, T.V aerial point, 3 pvc windows to the side elevations and a single glazed door to the:-

### REAR PORCH

With wall mounted gas central heating boiler, tiled floor, built in cupboard, pvc double doors opening onto the rear garden and door to:-

### W.C

With toilet, window to the side elevation.

### FIRST FLOOR LANDING

With a pvc window to the side elevation, access to roof space.

### BEDROOM 1

4.64m x 3.50m (15'2" x 11'6")

With walk in pvc bay window to the front elevation with curved radiator below, T.V aerial point.

### BEDROOM 2

3.68m x 3.17m (12'1" x 10'5")



With pvc window to the rear elevation, radiator, T.V aerial point.

### BEDROOM 3

2.46m x 2.89m (8'1" x 9'6")

With pvc window to the rear elevation, radiator, T.V aerial point.

### BEDROOM 4

2.57m x 2.45m (8'5" x 8'0")

With pvc window to the front elevation, radiator, T.V aerial point, recessed overstairs cupboard.

### SHOWER ROOM

3.03m x 1.95m (9'11" x 6'5")

Being fitted with a modern range of built in furniture comprising base and drawer units, recessed wash hand basin and W.C with concealed cistern, a large walk in shower enclosure with glass screen and electric shower, mirrored bathroom cabinet, chrome heated towel radiator, downlights to ceiling, extractor fan, 2 pvc windows to the side elevation, partly wetroom boarding to the walls.

### OUTSIDE

To the front is a low maintenance block paved frontage providing ample parking and bordered by a decorative low fence to the front and wall to the side. A block paved drive to the side leads to a pair of wooden vehicle gates which open onto a inner drive and access to the:-

### GARAGE

With double vehicle doors, window to the side elevation, power connected.

The generous sized rear garden comprises a decked seating area with balustrade and steps down to a paved patio and a lawn with stepping stones leading to a greenhouse and garden Shed.





## TENURE

Freehold.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The property also benefits from 16 solar panels on the roof which are owned.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band B - 2023/24 - £1,683.11

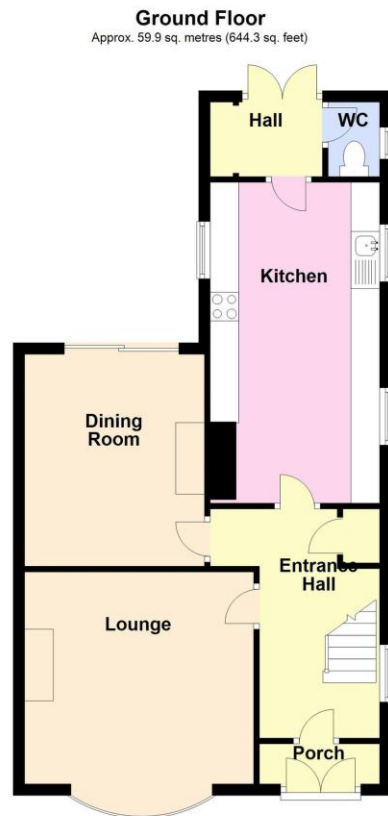
## AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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# Floorplan



Total area: approx. 114.2 sq. metres (1229.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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