



28 Blyton Road, Skegness  
Lincs, PE25 1HG



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**£210,000**

- NO CHAIN
- MODERN FAMILY HOME
- 16' DINING KITCHEN
- MASTER EN-SUITE BEDROOM
- GROUND FLOOR W.C
- DRIVE & GARAGE
- ENCLOSED REAR GARDEN
- FREEHOLD
- EPC RATING B
- COUNCIL TAX BAND B



**NO CHAIN.** A good sized 3 Bedroom modern family home with En-suite Master Bedroom on the Lumley Fields Estate which is convenient for Schools, local Shops and Doctors surgery. With Entrance Hall, W.C, Lounge and Dining Kitchen. 3 Bedrooms and Bathroom to the first floor. Enclosed rear garden with patio seating area, drive and Garage. EPC Rating B

## ACCOMMODATION

### ENTRANCE HALL

With composite entrance door, stairs to first floor, radiator.

### LIVING ROOM

5.41m x 3.99m (17'8" x 13'1")

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

### KITCHEN / DINING ROOM

5.09m x 3.49m (16'8" x 11'6")

Fitted with a range of gloss base and wall units, worksurfaces with tiled splashbacks, sink unit with mixer tap over, built under oven with gas hob and chimney extractor above, plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted gas central heating boiler, radiator, pvc window to the rear elevation, pvc french doors opening onto the rear garden.

### CLOAKROOM

With W.C, hand basin, pvc window to the side elevation, radiator.





## FIRST FLOOR LANDING

With pvc window to the side elevation, access to roof space, built in cupboard.

## BEDROOM 1

3.65m x 3.52m (12'0" x 11'6")

With pvc window to the front elevation, radiator, built in mirror fronted wardrobes, T.V aerial point.

## EN-SUITE SHOWER ROOM

2.15m x 1.79m (7'1" x 5'11")

With corner shower enclosure with direct shower, pedestal hand basin, low flush W.C, heated towel radiator, pvc window to the side elevation.

## BEDROOM 2

3.28m x 2.81m (10'10" x 9'2")

With pvc window to the rear elevation, radiator.

## BEDROOM 3

3.23m x 2.20m (10'7" x 7'2")

With pvc window to the rear elevation, radiator.

## BATHROOM

2.01m x 1.82m (6'7" x 6'0")

With panelled bath with direct shower over, pedestal hand basin, low flush W.C, heated towel radiator, splashback tiling.

## OUTSIDE

To the front is a lawned garden and a block paved path to the front door. A block paved drive to the side leads to the:-

## GARAGE

With up and over vehicle door, side personnel door, light and power connected.

The enclosed rear garden is laid to lawn with a paved patio seating area.

## 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 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.

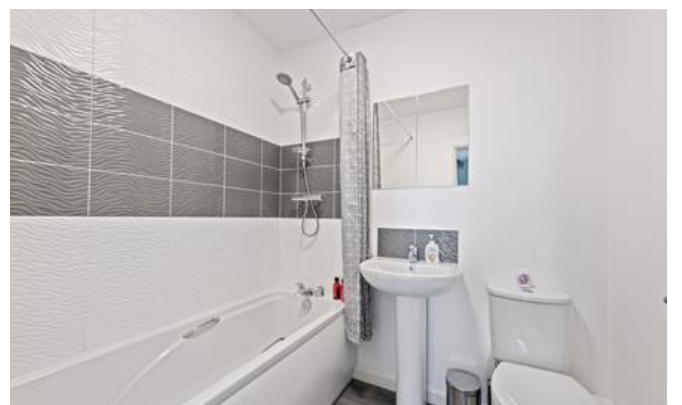
## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band B - 2023/24 - £1683.11

## 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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

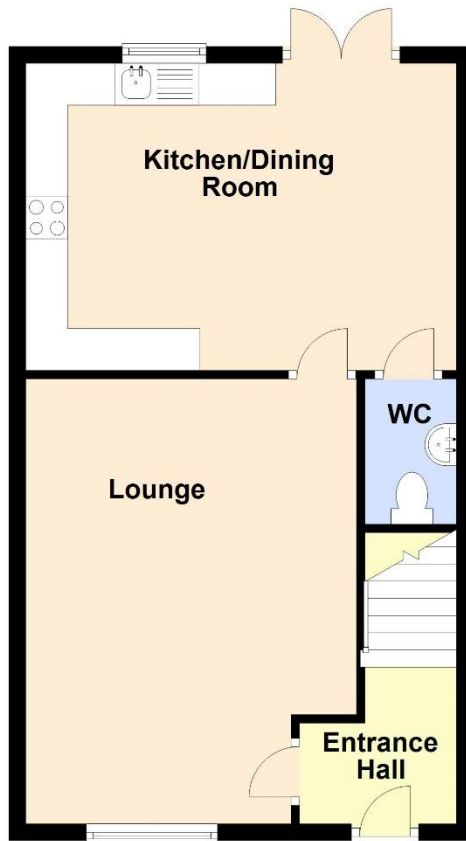




# Floorplan

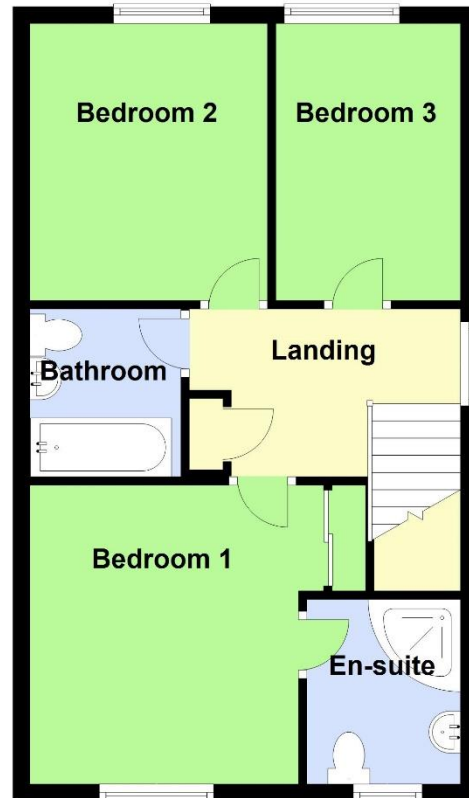
## Ground Floor

Approx. 46.5 sq. metres (500.3 sq. feet)

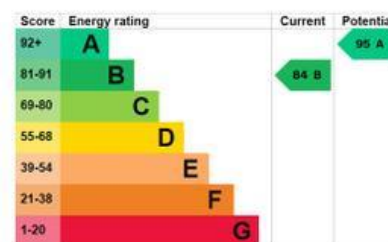
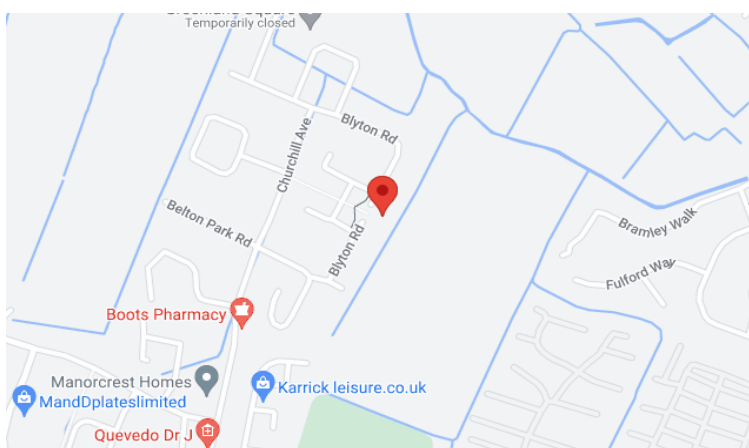


## First Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



Total area: approx. 93.0 sq. metres (1000.6 sq. feet)



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