



30 Church Lane, Winthorpe,  
Skegness, Lincs, PE25 1EF



3



1



2

Freehold

£265,000



## Key Features

- WELL PRESENTED
- BEAUTIFULLY LANDSCAPED  
LARGE GARDEN
- DRIVE & GARAGE
- MODERN KITCHEN, UTILITY ROOM
- CONSERVATORY
- SHOWER ROOM
- EPC RATING D
- COUNCIL TAX BAND C





A well presented 3 Bedroom detached bungalow with a beautiful landscaped large rear garden, drive providing ample parking and a garage. Situated in a popular area just a short walk to the North Shore golf course and Beach. With Enclosed Porch, Hallway, Lounge, modern Kitchen, Utility Room and Pantry, Conservatory, 3 Bedrooms and Shower Room. The property benefits from pvc double glazing and gas fired central heating. Viewing is essential to appreciate the presentation of this ready to move into property with glorious gardens. EPC Rating D

### ACCOMMODATION

Entrance is on the side elevation via a pvc door to a:-

### PORCH

with an inner door to the:

### HALLWAY

With radiator, central heating control panel, access to roof space, wood effect laminate flooring.

### LOUNGE

4.42m x 4.10m (14'6" x 13'6")

With walk in pvc bay window to the front elevation, radiator, modern wall mounted electric fire.

### KITCHEN

3.60m x 3.60m (11'10" x 11'10")

Fitted with a modern range of shaker style base units with worksurfaces and tiled splashbacks over, inset sink unit with mixer tap, 4 ring ceramic hob, tall unit housing an electric double oven, space and plumbing for dishwasher, space for a large american style fridge freezer, wall mounted gas central heating boiler, pvc window to the side elevation, radiator, door to Conservatory and door to:-

### UTILITY ROOM

1.72m x 1.47m (5'7" x 4'10")

With plumbing for washing machine and dryer, radiator, built in pantry cupboard.

### CONSERVATORY

5.21m x 2.80m (17'1" x 9'2")

reducing to 1.8m (5'10"). Of pvc construction on a low brick wall with pitched polycarbonate roof, pvc patio doors opening on the rear garden, tiled floor, radiator.

### BEDROOM 1

3.52m x 3.19m (11'6" x 10'6")

With pvc window to the front elevation, radiator.

### BEDROOM 2

3.23m x 2.61m (10'7" x 8'7")

With pvc window to the side elevation, radiator.

### BEDROOM 3

3.66m x 3.16m (12'0" x 10'5")

reducing to 2.73m (8'11") With aluminium sliding patio doors to the Conservatory, radiator.



## SHOWER ROOM

2.54m x 1.80m (8'4" x 5'11")

With a shower enclosure with direct shower, W.C, pedestal hand basin, chrome ladder towel radiator, tiled walls and floor, pvc window to the side elevation.

## OUTSIDE

To the front is a low brick wall and a lawned garden area with inset shrubs. A "rubber" tarmac drive extends to the rear of the property providing additional parking and leading to the:-

## GARAGE

Being detached and of brick construction with a pitched tiled roof.

The large rear garden extends to approx 130 ft in length and is beautifully landscaped with large lawn, mature shrubs and trees, gravelled areas and a 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 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 - £1,923.56

## 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. 93.5 sq. metres (1006.8 sq. feet)



Total area: approx. 93.5 sq. metres (1006.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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