



132 Burgh Road,
Skegness, PE25 2RJ



£195,000

- NO CHAIN
- SPACIOUS FAMILY HOME
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- LOWER MAINTENANCE GARDENS
- GARAGE
- FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND B



NO CHAIN. A spacious 4 Bedroom family house with 2 Reception Rooms, lower maintenance gardens and Garage in a great location convenient for schools, local shops and the doctors surgery. With Porch, Hallway, Lounge, Dining Room, Breakfast Kitchen, 2 Porches and ground floor W.C. To the first floor are 3 Bedrooms and a Bathroom with a further Bedroom to the second floor. Front garden, access via a shared drive to the rear garden and Garage. EPC Rating D

ACCOMMODATION

Entrance is via a pvc double glazed door with side screens into the:-

ENTRANCE LOBBY

With tiled floor, opaque glazed door into the:-

RECEPTION HALL

With stairs to the first floor, pvc double glazed window to the side elevation, radiator.



LOUNGE 4.24m x 3.84m (13'11" x 12'7")

With pvc double glazed bay window to the front elevation, radiator, TV point, decorative fireplace, wall and ceiling lights.

DINING ROOM 4.95m x 3.35m (16'2" x 11'0")

With pvc double glazed sliding patio doors to the rear, TV point, living flame gas fire in decorative marble effect surround, radiator.

BREAKFAST ROOM 2.90m x 2.29m (9'6" x 7'6")

With radiator, single glazed window to the side elevation, pvc double glazed door into the side Porch, recessed understairs store, arch into:-

KITCHEN 3.58m x 2.46m (11'8" x 8'1")

With base and wall units, roll edge work surfaces with tiled splash backs, sink unit with mixer tap over, space for cooker with concealed hood above, appliance spaces, larder cupboard, space and plumbing for washing machine, pvc door into:-

REAR PORCH 4.19m x 1.37m (13'8" x 4'6")

With pvc double glazed windows on brick base with polycarbonate roof, pvc double glazed door to the rear.

SIDE PORCH 4.22m x 1.37m (13'10" x 4'6")

With pvc double glazed windows on a brick base with polycarbonate roof.

W.C

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

FIRST FLOOR LANDING

With pvc window to the side elevation.

BEDROOM 1 3.66m x 3.38m (12'0" x 11'1")

With pvc double glazed window to the front elevation, radiator.

BEDROOM 2 2.77m x 3.35m (9'1" x 11'0")

With pvc double glazed window to the rear elevation, radiator.

BEDROOM 3 2.67m x 2.29m (8'10" x 7'6")

With pvc double glazed window to the front elevation, radiator, built in wardrobes.

BATHROOM 2.69m x 2.26m (8'10" x 7'5")

With panelled bath with hand held mixer tap and tiled surround, WC and hand basin, radiator, opaque pvc double glazed window to the rear elevation, airing cupboard housing the hot water cylinder and gas central heating boiler.

2ND FLOOR

BEDROOM 4 5.05m x 3.18m (16'7" x 10'5")

With double glazed skylight window, 2 access points to the loft space.

OUTSIDE

The front garden being gravelled for low maintenance. The property has a right of way over the adjoining concrete drive leading to the rear:-

GARAGE

With open front and adjoining workshop space.

The rear garden is paved with shrub beds and handgate onto the driveway.

The driveway also serves the adjoining 2 properties No's 130 and 130a, the cost of upkeep being equally shared between the 3 properties.





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

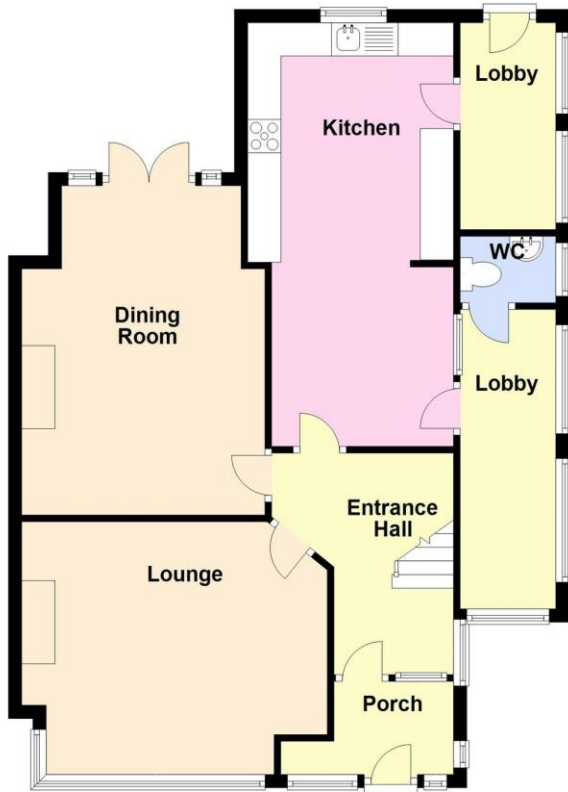
Charging Authority – East Lindsey District Council
Band B - 2024/25 - £1,683.11

AGENTS NOTE

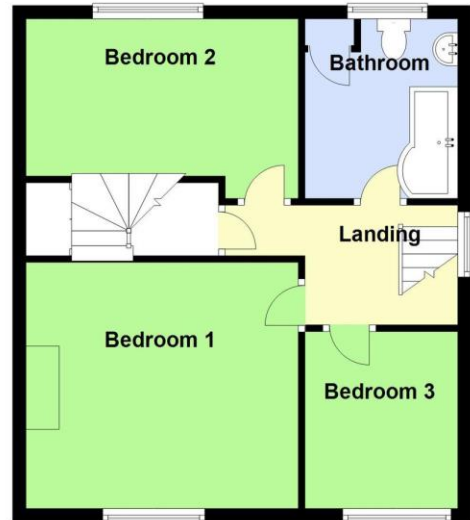
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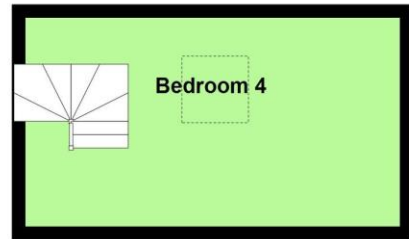
Ground Floor
Approx. 76.9 sq. metres (828.0 sq. feet)



First Floor
Approx. 47.8 sq. metres (514.9 sq. feet)



Second Floor
Approx. 17.7 sq. metres (190.4 sq. feet)



Total area: approx. 142.5 sq. metres (1533.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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