



3 Shardeloes Road, Skegness,  
Lincs, PE25 3AA



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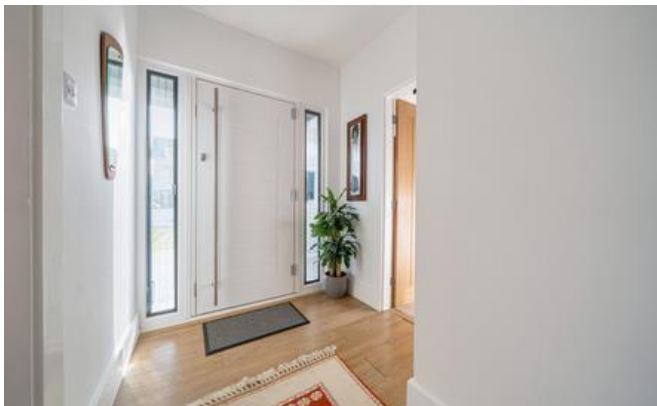
Freehold

£450,000



## Key Features

- EXTENDED & MODERNISED
- 2 EN-SUITE SHOWER ROOMS
- STUDY & ATTIC SPACE
- OPEN PLAN LIVING ROOM
- UTILITY ROOM
- BLOCK PAVED DRIVE
- EPC RATING C
- COUNCIL TAX BAND D





**MUST BE VIEWED!** An opportunity to purchase an extended and modernised 3 bedroom detached Bungalow two with En-suite Shower Rooms in the popular Seacroft area of Skegness close to the Beach and Golf Links. With Reception Area, Study and Attic space, fabulous open plan Living Room with bi fold doors, Dining Area and Kitchen, Utility Room, Cloakroom, spacious Family Bathroom. Block paved drive providing ample parking and low maintenance enclosed Mediterranean style rear garden. Pvc double glazing, gas central heating. EPC Rating C

### DIRECTIONS

From Newton Fallowell office in Skegness follow Roman Bank southwards and left in Lumley Square into Lumley Road, the main shopping street, then approximately 50 yards before the Clock Tower turn right into Drummond Road, continue past the shops in 'Seacroft Village' and Shardeloes Road lies on the left hand side.

### ACCOMMODATION

#### ENTRANCE HALL

With composite entrance door and side screens, access to roof space.

#### STUDY / BEDROOM 4

3.05m x 1.96m (10'0" x 6'5")

With pvc window to the front elevation, radiator.

#### BEDROOM 2

4.29m x 3.30m (14'1" x 10'10")

With pvc window to the front elevation, radiator, downlights to ceiling.

#### EN-SUITE SHOWER ROOM

3.43m x 1.19m (11'4" x 3'11")

With W.C, vanity unit with basin, pvc window, shower enclosure with direct shower, downlights to ceiling, heated towel radiator.

#### BEDROOM 1

3.61m x 3.45m (11'10" x 11'4")

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

#### EN-SUITE SHOWER ROOM

2.51m x 1.17m (8'2" x 3'10")

With W.C, pedestal hand basin, shower enclosure with direct shower, wall mounted heated towel radiator, pvc window to the rear elevation, downlights to ceiling.

#### BEDROOM 3

3.61m x 2.87m (11'10" x 9'5")

With pvc window to the side elevation, radiator, built in cupboard.

#### RECEPTION AREA

4.06m x 2.92m (13'4" x 9'7")

With modern radiator, downlights to ceiling, oak veneer flooring following through to the:-.

#### INNER HALL

With built in cloaks cupboard, underfloor heating and composite entrance door with side screens to the rear garden.





## UTILITY ROOM

2.39m x 1.70m (7'10" x 5'7")

With base and wall units, worksurfaces with matching upstands, stainless steel sink unit, spaces for washing machine and dryer, space for fridge freezer, manifolds for the underfloor heating, tiled floor, pvc window.

## W.C

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

## FAMILY BATHROOM

3.94m x 2.72m (12'11" x 8'11")

With panelled bath, pedestal hand basin, W.C, shower enclosure with direct shower, pvc window, built in cupboard, heated towel radiator.

## LIVING, DINING ROOM & KITCHEN

9.37m x 4.98m (30'8" x 16'4")

Being a fabulous open plan family room comprising a modern range of base and wall units with Corian worksurfaces, a range of Neff appliances to include built in oven and microwave, hob with extractor fan and integrated dishwasher. Space for american style refrigerator, breakfast bar, inset sink unit with hose tap over, space for dining table, Velux skylight window and tiled floor to the Kitchen and dining area.

## ATTIC SPACE

6.63m x 3.18m (21'10" x 10'5")

With pull down ladder, Velux skylight window, light, gas central heating boiler.

## OUTSIDE

To the front is a low wall and a generous block paved drive for several vehicles and a lawned garden area.

A gated block paved path leads to the Mediterranean style rear garden which is set out for lower maintenance and comprises a raised paved patio with gabion wall and space for a hot tub, timber 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.

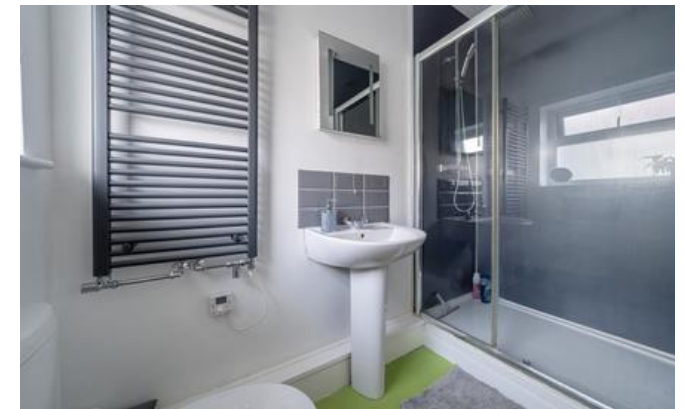
## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band D - 2024/25 - £2,164.00

## 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.

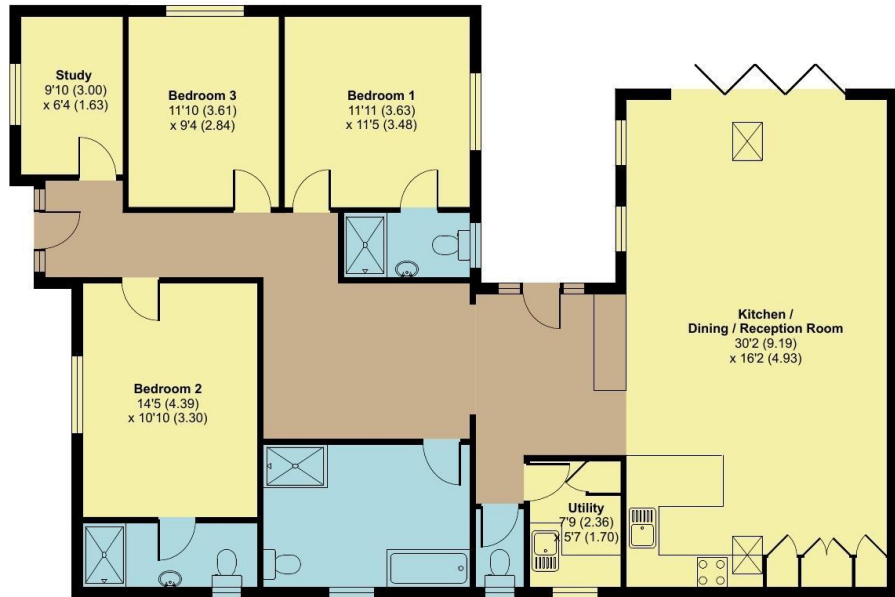




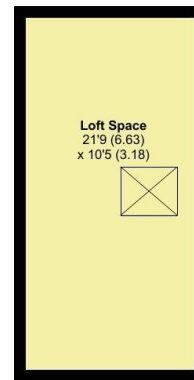
# Floorplan

## Shardeloes Road, Skegness, PE25

Approximate Area = 1792 sq ft / 166.4 sq m  
For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 145.2 SQ M  
(1563 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 21.2 SQ M  
(229 SQ FT)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83   B    |
| 69-80 | C             | 74   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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