



18 Denham Close, Skegness,  
Lincs, PE25 3PH



**£180,000**

- NO CHAIN
- TO THE SOUTH OF SKEGNESS TOWN CENTRE
- LOWER MAINTENANCE GARDENS
- DRIVE & GARAGE
- MODERN 23' DINING KITCHEN
- 2 DOUBLE BEDROOMS
- SHOWER ROOM
- FREEHOLD
- EPC RATING D



**NO CHAIN.** A detached 2 Bedroom bungalow in a popular residential cul-de-sac to the south of Skegness town centre with lower maintenance front and rear gardens, drive and Garage. Internally the accommodation comprises Entrance Hall, Lounge, modern 23' Dining Kitchen, 2 double Bedrooms and a modern Shower Room. Gas central heating and pvc double glazing. EPC Rating D.

### ACCOMMODATION

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

### HALL

With radiator, built in cupboard, access to roof space.

### KITCHEN DINER

7.17m x 2.30m (23'6" x 7'6")

Fitted with a modern range of base and wall units, worksurfaces with tiled splashbacks, ceramic sink unit with mixer tap over, tall units housing a built in oven and grill, gas hob with extractor hood above, plumbing for washing machine and dishwasher, built in double doored storage cupboard, wall mounted gas central heating boiler, tiled floor, radiator, pvc walk-in bay window to the front elevation, pvc window and door to the side to side elevation.

### LOUNGE

4.93m x 3.35m (16'2" x 11'0")

With pvc window to the front and side elevations, radiator, modern fireplace surround with inset electric fire, wood effect flooring.



### BEDROOM 1

4.19m x 3.04m (13'8" x 10'0")

With pvc windows to the side and rear elevations, radiator, built in pine wardrobes, wood effect flooring.

### BEDROOM 2

3.13m x 2.73m (10'4" x 9'0")

With pvc windows to the side and rear elevations, radiator, wood effect flooring.

### SHOWER ROOM

2.05m x 1.66m (6'8" x 5'5")

With a corner shower enclosure with Triton electric shower and glazed sliding doors, hand basin in vanity unit, W.C with concealed cistern, radiator, tiled walls and floor, opaque pvc window to the side elevation.

### OUTSIDE

To the front is a low brick wall and a block paved garden with shrub beds. A block paved drive to the side leads to the

### GARAGE

4.92m x 2.38m (16'1" x 7'10")

With electric roller door, light and power, side door.

The rear garden is enclosed by fencing and paved for lower maintenance with garden borders, timber garden shed. Gated paths lead around to both side of the property.



## 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 2024/25 - £1,683.11

## AGENTS NOTE

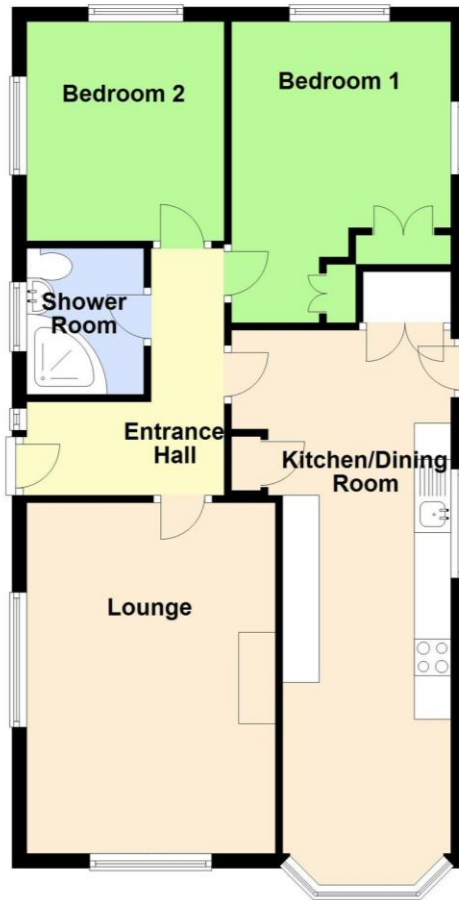
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot 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. 65.8 sq. metres (708.3 sq. feet)



Total area: approx. 65.8 sq. metres (708.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

01754 766061  
skegness@newtonfallowell.co.uk