



5 St.Frances Close,  
Skegness, PE25 2LY



**£230,000**

- NO CHAIN
- 2 DOUBLE BEDROOMS
- 18' LOUNGE
- OPEN PLAN KITCHEN & DINING ROOM
- FREEHOLD
- LOWER MAINTENANCE GARDENS
- BLOCK PAVED DRIVE
- DETACHED GARAGE
- EPC RATING D
- COUNCIL TAX BAND C



**NO CHAIN.** A spacious detached bungalow in a popular residential area to the west of Skegness Town Centre convenient for local facilities, schools and doctors. The accommodation comprises an Enclosed Porch, Reception Hall, 18' Lounge, open plan Kitchen and Dining Room, two double Bedrooms and a Bathroom with separate Shower. There are low maintenance front and rear gardens, a block paved drive and Detached Garage. The property benefits from gas central heating and pvc double glazing. EPC Rating D.

### ACCOMMODATION

Entrance is on the front elevation via a pvc door to an

### ENCLOSED PORCH

With inner pvc door to the-

### HALLWAY

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

### LOUNGE

3.99m x 5.60m (13'1" x 18'5")

With pvc windows to the front and side elevations, 2 radiators, gas fire in a decorative surround.





## DINING ROOM

4.55m x 3.40m (14'11" x 11'2")

With pvc window to the side elevation, radiator and being open plan to:-

## KITCHEN

4.40m x 3.70m (14'5" x 12'1")

With base and wall units, worksurfaces with tiled splash backs, stainless steel sink unit, electric cooker, washing machine and dryer, fridge freezer (included in the sale), wall mounted gas central heating boiler, pvc window and door to the side elevation.

## BEDROOM 1

3.38m x 3.80m (11'1" x 12'6")

With pvc window to the rear elevation, fitted wardrobes with matching drawers and dressing table, radiator.

## BEDROOM 2

3.49m x 3.23m (11'6" x 10'7")

With pvc window to the front elevation, radiator, wardrobe.

## BATHROOM

2.37m x 2.55m (7'10" x 8'5")

With shower enclosure with Triton electric shower, panelled bath with hand shower attachment, vanity unit with wash basin, W.C, 2 opaque pvc windows to the side elevation, wall mounted heater, radiator.

## OUTSIDE

To the front is a paved garden with raised gravelled beds. A block paved drive leads to the rear set:-

## GARAGE

5.69m x 2.75m (18'8" x 9'0")

With electric up and over vehicle door and side door.

A gate adjacent to the garage leads to the enclosed rear garden which is also paved for lower maintenance with a Greenhouse and Summerhouse.

## 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 C - 2024/25 - £1,923.56

## 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. 99.7 sq. metres (1073.4 sq. feet)



Total area: approx. 99.7 sq. metres (1073.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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