



13 Dormy Avenue, Winthorpe,  
Skegness, Lincs, PE25 1RG



4



2



3

Freehold

£239,950



## Key Features

- WELL PRESENTED & SPACIOUS
- LARGE LOUNGE & DINING ROOM
- REAR CONSERVATORY/PORCH
- GR FL SHOWER ROOM & STUDY
- FRONTAGE PARKING
- BEAUTIFUL LANDSCAPED REAR GARDEN WITH HOT TUB
- EPC RATING D
- COUNCIL TAX BAND B





A beautifully presented and spacious 4 Bedroom family house in a popular cul-de-sac location just a short walk to the beach and local shops. The accommodation includes Entrance Hall, Lounge and open plan Dining Room, Kitchen, rear Conservatory/Porch, ground floor Shower Room, Study/Playroom and with 4 Bedrooms and a Bathroom to the first floor. Front Drive and beautifully landscaped rear garden with Hot Tub. Viewing is a highly recommended. EPC Rating D.

### KITCHEN

3.35m x 2.76m (11'0" x 9'1")

Fitted with base and wall units, worksurfaces with tiled splashbacks, round stainless steel sink unit and separate drainer, tall cupboard housing a built in oven and microwave, electric hob with chimney extractor above, plumbing for dishwasher, further tall cupboards with recess for mains plumbed fridge freezer, radiator, pvc door with side panel to the rear garden and pvc door leading to the:-

### CONSERVATORY / PORCH

3.26m x 1.86m (10'8" x 6'1")

With pvc windows and pvc door to the rear garden, electric panel heater, base units with worksurfaces over.

### INNER HALL

With built in cupboard housing the gas fired central heating boiler and plumbing for washing machine

### SHOWER ROOM

With W.C, hand basin, corner shower enclosure with electric shower, wet wall panelling.

### STUDY / PLAYROOM

3.23m x 2.21m (10'7" x 7'4")

With pvc french doors to the front elevation, radiator, built in cupboard.

### FIRST FLOOR LANDING

With access to roof space with pull down ladder and being boarded with light.

### BATHROOM

2.38m x 2.22m (7'10" x 7'4")

With a 'P' shaped bath with electric shower over, W.C, twin wash basins in a vanity unit, panelled walls to half height with tiles above, radiator, pvc window to the rear elevation, built in airing cupboard.



### ACCOMMODATION

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

### ENTRANCE HALL

With radiator, stairs leading to first floor.

### LOUNGE

3.49m x 3.47m (11'6" x 11'5")

With pvc bay window to the front elevation, radiator, built in cupboard, chimney breast with recessed wood burning stove and being open plan to the:-

### DINING ROOM

4.96m x 2.79m (16'4" x 9'2")

With pvc window to the rear elevation, radiator, understairs storage cupboard, door to:-





### BEDROOM 1

4.00m x 3.12m (13'1" x 10'2")

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

### BEDROOM 2

3.21m x 2.28m (10'6" x 7'6")

With pvc window to the rear elevation, radiator.

### BEDROOM 3

3.55m x 2.24m (11'7" x 7'4")

With pvc window to the front elevation, radiator.

### BEDROOM 4

2.61m x 2.25m (8'7" x 7'5")

With pvc window to the rear elevation, radiator.

### OUTSIDE

To the front is a gravelled garden and a concrete driveway.

The beautifully landscaped rear garden includes a large paved patio seating area and an open fronted GARDEN ROOM with a HOT TUB, barbecue and electric heat lamp.

A path leads to a lawned garden area with mature planting, raised pond, slate chipped beds and a raised deck with SUMMERHOUSE. A hand gate leads to a further area at the bottom of the garden with a children's Play House, Greenhouse and timber 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 B- 2024/25 - £1,683.11

## AGENTS NOTES

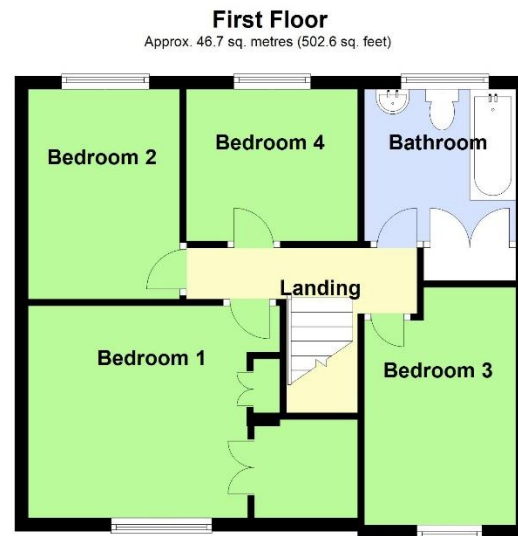
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# Floorplan



Total area: approx. 111.2 sq. metres (1197.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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