



6 Burdett Close, Skegness,
PE25 2NY

 4  2  3

Freehold

£245,000



Key Features

- SPACIOUS & WELL PRESENTED
- POPULAR RESIDENTIAL AREA
- 4 BEDROOMS & 2 SHOWER ROOMS
- LARGE DINING KITCHEN
- GROUND FLOOR BEDROOM
- CONSERVATORY
- NEW GAS CENTRAL HEATING
BOILER FITTED 2022
- EPC RATING C





A spacious 4 Bedroom semi detached dormer style house in a popular residential area to the west of the town centre convenient for local amenities, doctors and schools. With Entrance Hall, Shower Room, Lounge, Dining Room, Kitchen, Conservatory and ground floor Bedroom. To the first floor are 3 further Bedrooms and a Shower Room. Front and rear gardens, parking for several vehicles, 2 Garages and an EV Charging point. New gas central heating boiler fitted 2022. Viewing recommended. EPC Rating C

ACCOMMODATION

HALL

With composite entrance door, built in airing cupboard further built in cupboard, oak flooring through to the living areas.

SHOWER ROOM

2.49m x 1.67m (8'2" x 5'6")

Being fitted in 2019 with a shower tray and screen, tiled walls, suite of furniture with WC and hand basin, 2 opaque pvc triple glazed windows.

LOUNGE

5.36m x 3.38m (17'7" x 11'1")

With triple glazed pvc window to the front elevation with vertical blinds and nice open outlook, radiator, marble fireplace surround.

BEDROOM 1

4.19m x 3.23m (13'8" x 10'7")

maximum being shaped. With triple glazed pvc window to the front elevation with vertical blinds, radiator.

DINING AREA

3.41m x 4.63m (11'2" x 15'2")

With oak flooring, stairs leading off, radiator, pvc french doors to the Conservatory and being open plan to the Kitchen.

KITCHEN

3.20m x 2.68m (10'6" x 8'10")

Being fitted in 2019 with a range of cream high gloss base and wall units, worksurfaces with tiled splashbacks, sink unit with mixer tap, ceramic hob, 2 pull out larder cupboards and 2 pull out corner units, built in oven and separate grill, built in microwave, spaces for washing machine and dishwasher, triple glazed pvc window overlooking the drive.

CONSERVATORY

3.16m x 3.23m (10'5" x 10'7")

On a brick base with pvc windows and opaque polycarbonate roof, tiled floor, radiator.

FIRST FLOOR LANDING

With access to roof space.

BEDROOM 2

3.13m x 3.26m (10'4" x 10'8")

With pvc window, radiator, access to roof space., double built in wardrobe with sliding doors.

BEDROOM 3

3.41m x 3.23m (11'2" x 10'7")

Reduced headroom at the eaves. With double glazed skylight window, radiator.

BEDROOM 4

2.34m x 2.49m (7'8" x 8'2")

With double glazed skylight window, radiator.





SHOWER ROOM

3.13m x 2.92m (10'4" x 9'7")

maximum being shaped. With corner shower enclosure, hand basin, WC, vertical towel radiator, tiled walls, opaque pvc window, radiator.

OUTSIDE

To the front is a pretty landscaped garden with a concrete drive with chains leading to a wider parking area by the side of the Garages, cold water tap, exterior lighting, EV Charging point.

GARAGE 1

5.24m x 2.68m (17'2" x 8'10")

With electric fuses, side door.

GARAGE 2

4.90m x 3.29m (16'1" x 10'10")

With up and over vehicle door, power connected.

Between the Garages is a raised pond and growing area and a gate leading to the rear garden which includes paved sitting areas, beds and borders, Greenhouse and exterior lighting.



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

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.

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Floorplan



Total area: approx. 130.5 sq. metres (1404.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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