

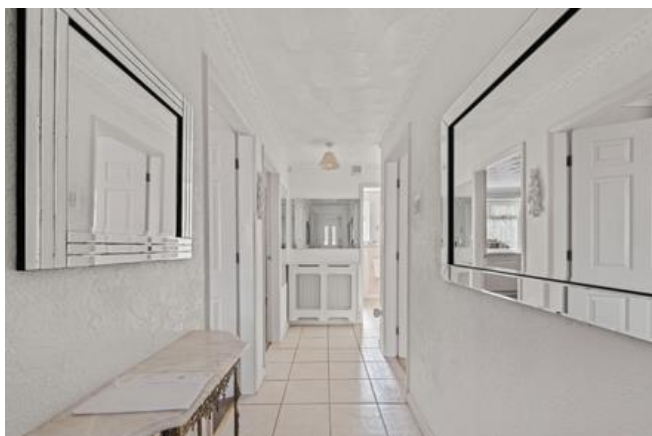


1 Sorby Close, Winthorpe,
Skegness, Lincs, PE25 1RA



£189,950

- NO CHAIN
- CLOSE TO BEACH
- KITCHEN & UTILITY ROOM
- CONSERVATORY
- GAS CENTRAL HEATING
- LOW MAINTENANCE GARDENS
- DRIVE & GARAGE
- EPC RATING D
- COUNCIL TAX BAND C



NO CHAIN. A two bedroom detached bungalow situated in the Winthorpe area of Skegness just a stones throw from the beach. The accommodation comprises Entrance Porch, Hallway, Lounge, Kitchen, Utility Room, Conservatory and Shower Room. Gas central heating, pvc double glazing, lower maintenance front and rear gardens, drive and Integral Garage. EPC Rating D

ACCOMMODATION

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

ENTRANCE LOBBY

With tiled floor and an inner door to the:-

HALLWAY

With tiled floor, radiator.

LIVING ROOM 3.65m x 4.92m (12'0" x 16'1")

With pvc window to front elevation, radiator, decorative fireplace surround with inset coal effect electric fire, opaque pvc window to the kitchen.



KITCHEN 2.77m x 3.68m (9'1" x 12'1")

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, built in oven with 4 ring electric hob and extractor hood above, space for under counter fridge, tiled floor, radiator, pvc door to the Conservatory.

UTILITY ROOM 1.70m x 2.76m (5'7" x 9'1")

With appliance spaces, pvc door to the Conservatory, tiled floor, built in storage cupboard, built in airing cupboard housing the hot water cylinder and Baxi gas central heating boiler, door to the Garage.

CONSERVATORY 2.34m x 4.60m (7'8" x 15'1")

Of pvc construction with tiled floor, radiator, door to rear garden.

BEDROOM 1 3.07m x 3.63m (10'1" x 11'11")

With pvc window to the front elevation, built in furniture comprising wardrobes, dressing table and drawers, radiator.

BEDROOM 2 2.99m x 3.07m (9'10" x 10'1")

With pvc window to the rear elevation, radiator, wood effect laminate flooring, built in wardrobes.

SHOWER ROOM 1.76m x 2.15m (5'10" x 7'1")

With a large walk in shower enclosure with glass screen and Triton electric shower, hand basin in a vanity unit, W.C, tiled walls and floor, opaque pvc window to the rear elevation, radiator.

OUTSIDE

The front garden is gravelled for lower maintenance and bordered by a low brick wall. A concrete drive leads to the:-

INTEGRAL GARAGE 2.63m x 4.79m (8'7" x 15'8")

With electric roller shutter door, pvc window to the side elevation, door to the Utility Room, access to roof space.

The enclosed rear garden is also set out for lower maintenance with a paved seating area Greenhouse, garden Shed and cold water tap.

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 - £1923.56

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.

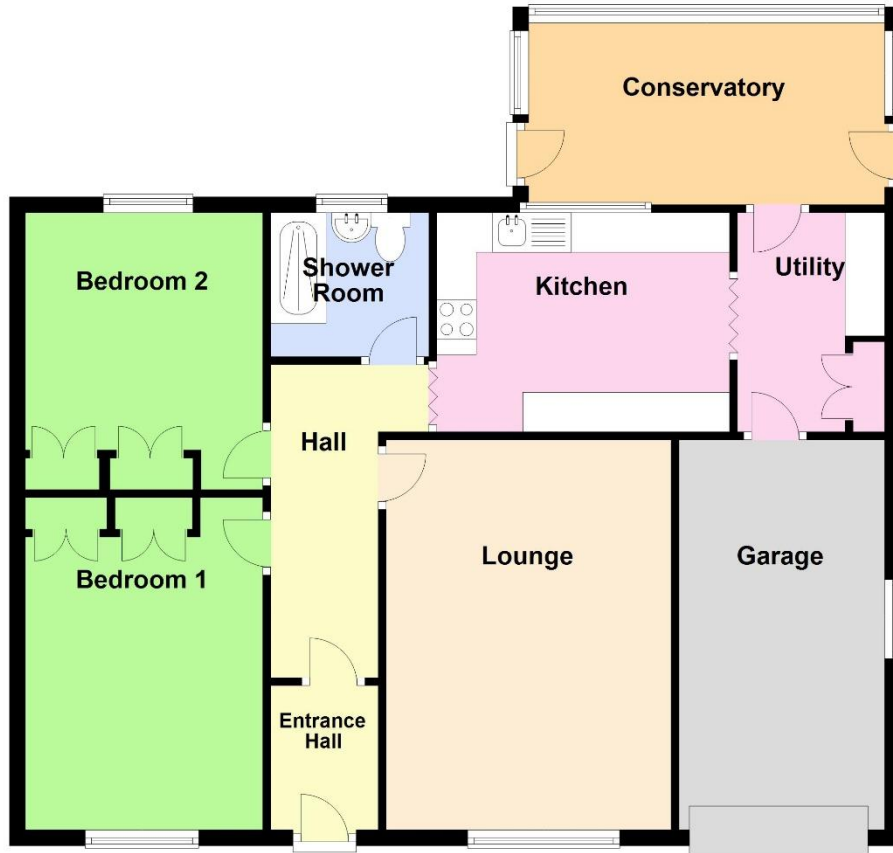
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Ground Floor

Approx. 95.2 sq. metres (1024.4 sq. feet)



Total area: approx. 95.2 sq. metres (1024.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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