



3 Somersby Grove, Skegness,
Lincs, PE25 3EN



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£195,000

- LOVELY CHARACTER PROPERTY
- POPULAR SEACROFT LOCATION
- CLOSE TO BEACH & SHOPS
- LOUNGE & DINING KITCHEN
- FREEHOLD
- GAS CENTRAL HEATING
- GATED PARKING
- LOW MAINTENANCE GARDEN
- COUNCIL TAX BAND B
- EPC RATING E



A lovely 2 bedroom detached character property in the popular "Seacroft Village" convenient for local amenities to include shops, post office, takeaways etc and within easy walking distance to the town centre and Beach. The accommodation comprises Entrance Hall, Lounge, Dining Kitchen Rear Porch, 2 Bedrooms and a Bathroom to the first floor. Gas central heating, pvc double glazing, gated parking and a low maintenance paved garden area. Viewing is recommended. EPC Rating E

ACCOMMODATION

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

HALLWAY

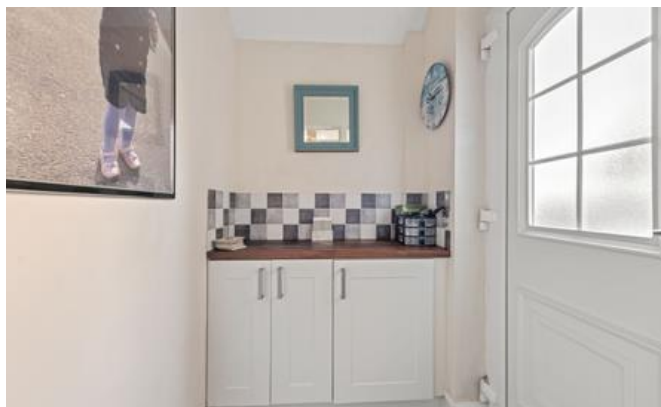
With radiator, pvc window to the side elevation, stairs to first floor.

LIVING ROOM

3.65m x 3.41m (12'0" x 11'2")

With walk in pvc bay window to the front elevation, radiator, wood effect laminate flooring, decorative fireplace surround with inset coal effect electric fire.





KITCHEN & DINING ROOM

4.82m x 4.01m (15'10" x 13'2")

Fitted with a range of base and wall units, wood effect worksurfaces with tiled splashbacks, inset belfast style double sink unit with mixer tap over, built in eye level double oven, inset ceramic hob, integrated dishwasher, integrated washing machine, integrated fridge freezer, concealed Viessman gas central heating boiler, under plinth lighting, radiator, tiled floor, pvc windows to the side and rear elevations, door to walk in PANTRY with pvc window to the rear elevation, understairs storage cupboard.

REAR PORCH

With pvc door to the rear garden, tiled floor, storage cupboard with worksurface above to match the Kitchen.

FIRST FLOOR LANDING

With pvc window to the side elevation, access to roof space.

BATHROOM

3.04m x 1.96m (10'0" x 6'5")

Fitted with a bath with tiled surround, corner shower enclosure, vanity unit with inset hand basin and W.C with concealed cistern, chrome ladder towel radiator, tiled walls and floor, pvc window to the side elevation.

BEDROOM 1

4.17m x 3.61m (13'8" x 11'10")

With walk in pvc bay window to the front elevation, radiator, built in wardrobe with sliding doors.

BEDROOM 2

2.90m x 2.73m (9'6" x 9'0")

With pvc window to the side elevation, radiator.

OUTSIDE

To the front is a gated and gravelled area for parking and leading around to the side where there is a paved patio seating area and BRICK STORE with power connected.

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 - £1683.11

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.

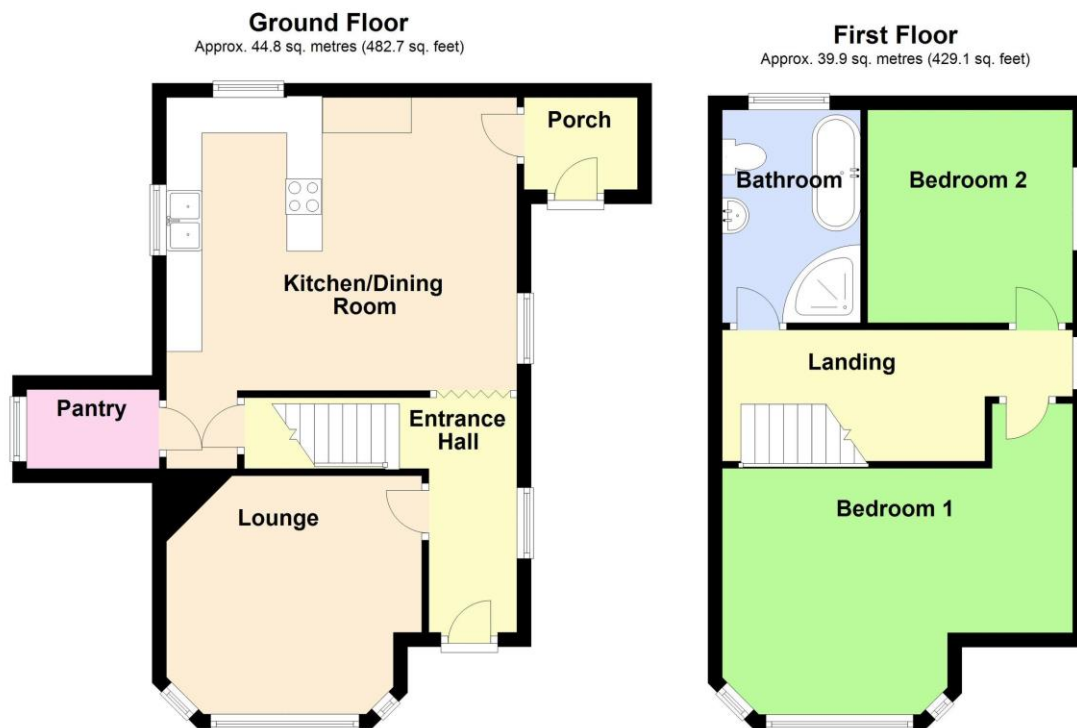
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Floorplan



Total area: approx. 84.7 sq. metres (911.8 sq. feet)



Newton Fallowell Skegness

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