



17 Castleton Crescent,  
Skegness, PE25 2TJ



**£199,950**

- NO CHAIN
- SUBSTANTIAL HOUSE
- CLOSE TO TOWN & BEACH
- LOUNGE, SITTING ROOM & DINING ROOM
- BREAKFAST KITCHEN
- GREAT POTENTIAL
- FREEHOLD
- COUNCIL TAX BAND B
- EPC RATING E



**NO CHAIN.** A substantial 4 Bedroom semi detached house in a convenient location just a short walk from the town centre and beach. With a spacious Entrance Hall, Lounge, Sitting Room, Dining Room, Breakfast Kitchen, Side Porch, Bathroom and separate W.C. There are front a rear gardens, driveway and a Garage. Viewing is recommended to appreciate the potential of this spacious family home. EPC Rating E

### ACCOMMODATION

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

#### HALLWAY

providing a spacious entrance with stairs leading to the first floor with cupboard under, pvc window to the side elevation, radiator.

#### LOUNGE 3.76m x 4.19m (12'4" x 13'8")

With pvc window to the front elevation, gas fire on a tiled hearth.

#### SITTING ROOM 3.06m x 3.81m (10'0" x 12'6")

With gas fire, archway to the:-





### **DINING AREA 2.04m x 2.88m (6'8" x 9'5")**

With radiator, aluminium glazed patio doors to the rear garden.

### **BREAKFAST KITCHEN 3.01m x 5.30m (9'11" x 17'5")**

With base and wall units, worksurfaces with tiled splashbacks, built under Belling oven with 4 ring gas hob above, stainless steel sink unit, plumbing for washing machine, breakfast bar seating, PANTRY cupboard, wall mounted gas fire, pvc window to the side and rear elevations, glazed door to:-

### **SIDE PORCH**

With central heating boiler, door to Garage, door to rear garden, W.C.

### **1ST FLOOR LANDING**

With pvc window to the rear elevation.

### **BEDROOM 1 3.05m x 4.21m (10'0" x 13'10")**

With pvc bay window to the front elevation, built in wardrobes with lockers above and central dressing table recess, wash basin, radiator.

### **BEDROOM 2 3.29m x 3.81m (10'10" x 12'6")**

With pvc window to the rear elevation, built in wardrobes with lockers over forming a bed recess, wash basin, radiator.

### **BEDROOM 3 2.38m x 3.02m (7'10" x 9'11")**

With pvc window to the rear elevation, built in wardrobe, wash basin, radiator.

### **BEDROOM 4 2.45m x 2.54m (8'0" x 8'4")**

With pvc window to the front elevation, radiator, built in cupboard and lockers.

### **W.C**

With W.C, pvc window to the side elevation, part tiled walls.

### BATHROOM 1.86m x 1.97m (6'1" x 6'6")

With bath with electric shower and screen over, pedestal hand basin, built in airing cupboard housing the hot water cylinder, pvc window to the side elevation.

### OUTSIDE

To the front is a low brick wall with pedestrian gate opening onto the front garden. A concrete driveway provides access to the:-

### GARAGE

With up and over vehicle door, light and power.

The rear garden is enclosed by fencing and has a lawn with flower beds and concreted paths.

### 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 B - 2024/25 - £1683.11





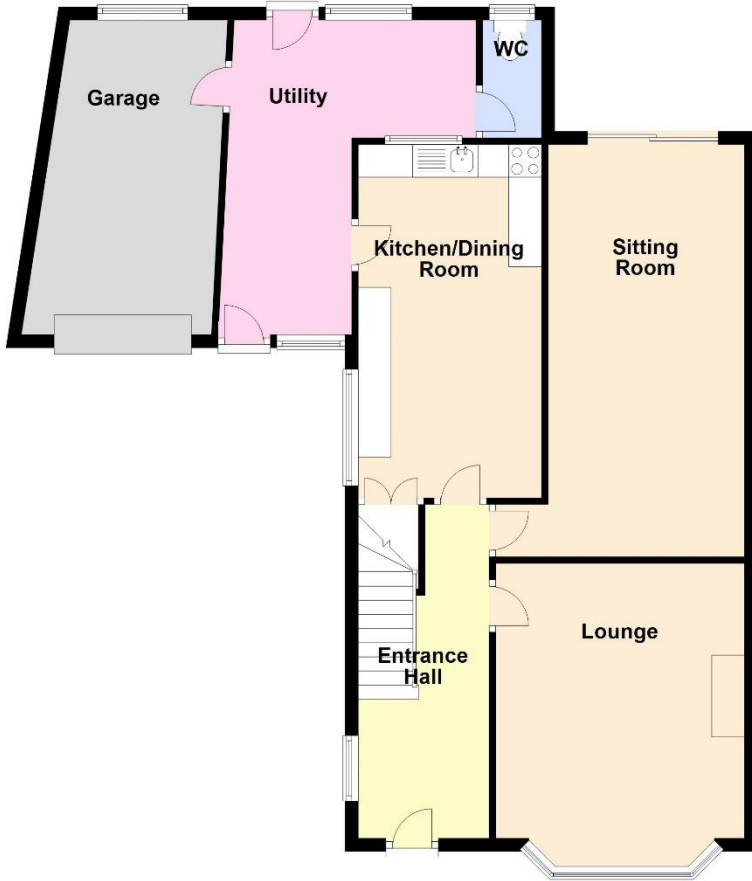


## AGENTS NOTES

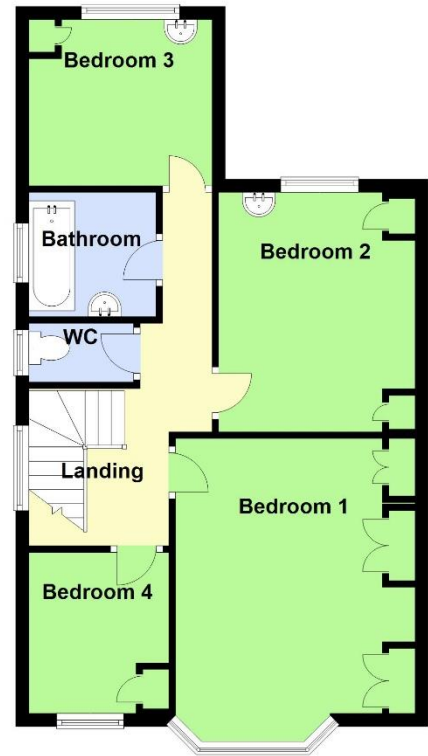
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot 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.

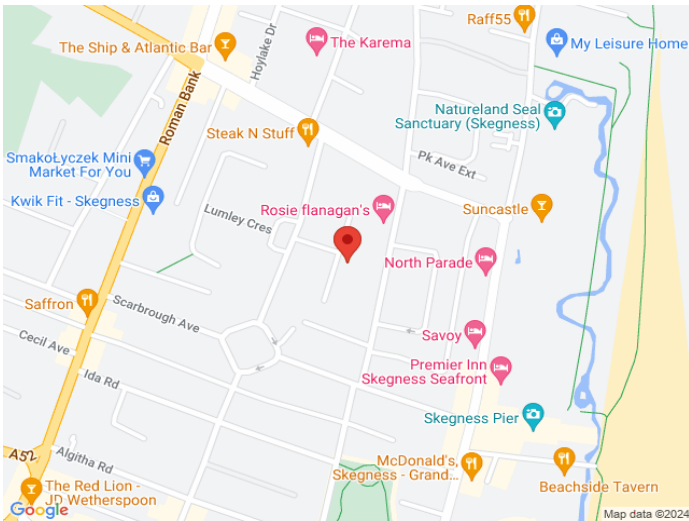
**Ground Floor**  
Approx. 91.3 sq. metres (982.3 sq. feet)



**First Floor**  
Approx. 54.9 sq. metres (590.5 sq. feet)



Total area: approx. 146.1 sq. metres (1572.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk