



5 Gleneagles Drive,
Skegness, PE25 1DR



£219,950

- WELL PRESENTED
- MODERN FITTED KITCHEN
- POPULAR RESIDENTIAL AREA
- GAS CENTRAL HEATING
- PRIVATE REAR GARDEN
- FREEHOLD
- WIDE DRIVE & GARAGE
- EPC RATING D
- COUNCIL TAX BAND C



A well presented two bedroom detached bungalow in a popular residential area with a wide drive and lovely & private rear garden. The accommodation comprises a Reception Hall, modern Kitchen, Lounge and Bathroom. Benefiting from gas central heating and pvc double glazing. EPC Rating D

ACCOMMODATION

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

HALLWAY

With radiator, built in cupboard, access to roof space.

LOUNGE

2.97m x 4.53m (9'8" x 14'11")

With pvc bow window to the front elevation, radiator. electric fireplace and surround.

KITCHEN

2.79m x 3.89m (9'2" x 12'10")

Fitted with a modern range of white gloss base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, oven unit housing an high level electric oven with space for a microwave above, inset electric hob, space and plumbing for washing machine , breakfast bar, concealed Ideal wall mounted gas central heating boiler, radiator, tiled floor, pvc window to the front elevation, pvc door to the side elevation.



BATHROOM

1.69m x 2.52m (5'6" x 8'4")

Fitted with a panelled bath with shower over, WC, hand basin in a vanity unit, radiator, opaque pvc window to the side elevation.

BEDROOM 1

2.84m x 3.96m (9'4" x 13'0")

With pvc window to the rear elevation, radiator.

BEDROOM 2

1.34m x 2.95m (4'5" x 9'8")

With pvc window to the rear elevation, radiator.

OUTSIDE

To the front is a lawned garden with flower beds and borders.

A "rubber tarmac" drive provides off street parking and leads to the:-

GARAGE

2.90m x 5.37m (9'6" x 17'7")

With electric roller shutter door, light and power, single glazed window to the rear elevation, side door to the rear garden.

The good sized rear garden is enclosed by fencing and includes several paved and concreted seating areas, artificial lawn, shrub beds and borders, greenhouse, vegetable patch, cold water tap and 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 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.

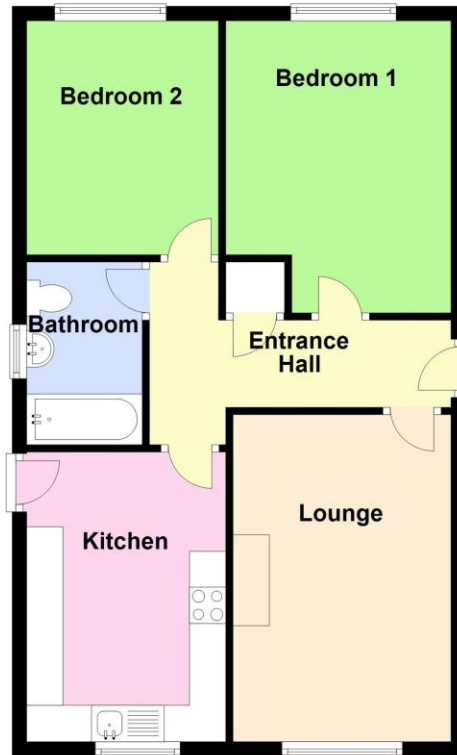
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Floorplan

Ground Floor

Approx. 57.9 sq. metres (623.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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