



51 Churchill Avenue,
Skegness, PE25 2AE



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£165,000

- MODERN TOWN HOUSE
- POPULAR ESTATE
- 2 BEDROOMS
- ALLOCATED PARKING
- NEAT REAR GARDEN
- FREEHOLD
- EPC RATING B
- COUNCIL TAX BAND A



A modern two bedroom Town House located on the popular Lumley Fields Estate convenient for local amenities, schools and doctors surgery with allocated parking space and neat rear garden. The accommodation comprises Entrance Hall, W.C, Lounge, Dining Kitchen, 2 double Bedrooms and a Bathroom. EPC Rating B

ACCOMMODATION

Entrance is on the front elevation via a composite door opening to the: _

HALLWAY

With stairs to first floor, radiator.

LOUNGE

2.80m x 5.53m (9'2" x 18'1")

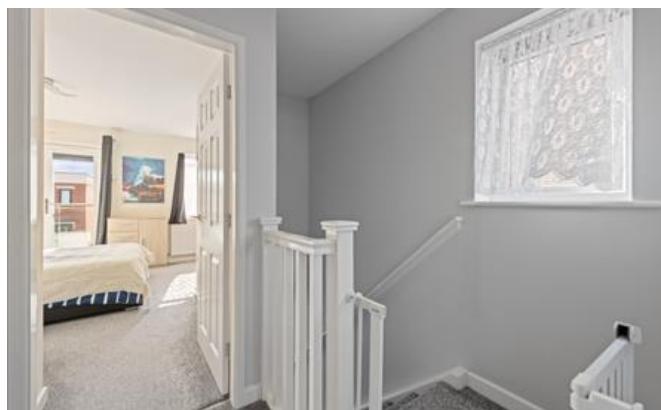
With pvc window to the front elevation, radiator.

DINING KITCHEN

3.91m x 3.45m (12'8" x 11'3")

Fitted with a range of grey gloss base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, built in oven with gas hob and extractor fan above, integrated dishwasher, plumbing for washing machine, space for a large fridge freezer, radiator, pvc window to the rear elevation, pvc french doors opening to the rear garden.





CLOAKROOM

With W.C, hand basin, radiator, pvc window to the side elevation.

FIRST FLOOR LANDING

With pvc window to the side elevation, built in airing cupboard.

BEDROOM 1

3.71m x 3.92m (12'2" x 12'11")

With pvc doors to the front elevation opening onto a Juliette Balcony, pvc window to the front elevation, radiator, built in wardrobes, radiator.

BEDROOM 2

3.23m x 3.91m (10'7" x 12'10")

With pvc window to the rear elevation, radiator.

BATHROOM

With panelled bath with shower over, pedestal hand basin, low flush W.,C, heated tower radiator, extractor fan, tiled splashbacks.

OUTSIDE

To the front is a small lawned garden and a block paved path to the front door.

To the rear is a walled and fenced garden with lawn, paved patio seating area. A gate leads to a parking area where there is one allocated parking space.

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 A - 2024/25 - £1,442.67



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.

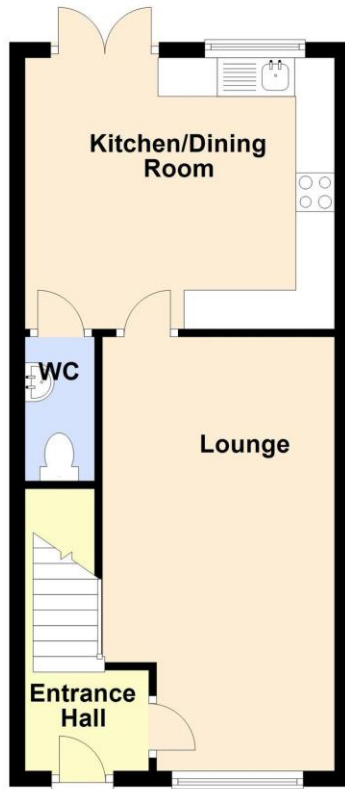
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Floorplan

Ground Floor

Approx. 36.8 sq. metres (396.1 sq. feet)

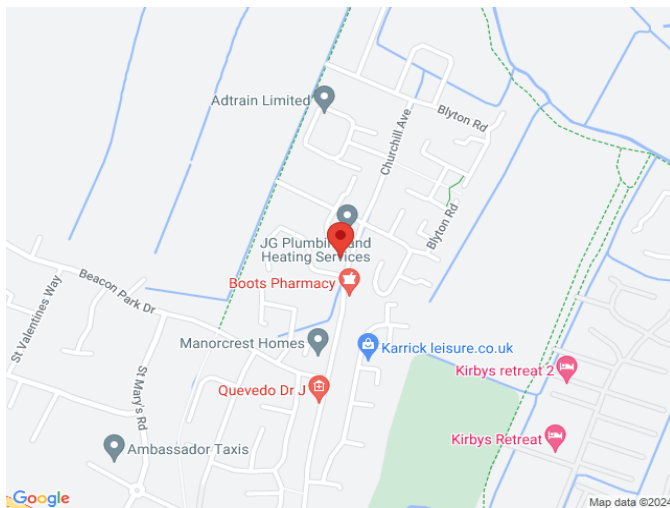


First Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



Total area: approx. 72.5 sq. metres (780.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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