



366 Roman Bank, Winthorpe,  
Skegness, PE25 1RJ



**£265,000**

- 2 BEDROOM BUNGALOW
- CONNECTING 1 BED ANNEXE
- CLOSE TO BEACH
- SPACIOUS & VERSATILE ACCOMMODATION
- DINING ROOM & RE-FITTED KITCHEN
- UTILITY ROOM & CONSERVATORY
- FREEHOLD
- EPC RATING C
- COUNCIL TAX BAND C



A spacious and modern 2 Bedroom Detached Bungalow with 1 Bedroom connecting ANNEXE located just a stones throw from the beach, local shops and on a bus route. The accommodation comprises Enclosed Porch, Entrance Hall, Lounge, Dining Room, re-fitted Kitchen, Conservatory, Utility Room, 2 double Bedrooms and Bathroom. The connecting annexe with its own separate Entrance Hall comprises a Bedroom, Bathroom and Sitting Room with potential to add a Kitchenette. There is off street parking to the front and a lovely lawned rear garden with paved seating area. Viewing is essential to appreciate this well presented and versatile Bungalow. EPC Rating C

### ACCOMMODATION

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

### ENCLOSED PORCH

With inner glazed door to the:-

### RECEPTION HALL

With radiator, access to roof space with pull down ladder, window to the front elevation, vinyl flooring leading through to the reception rooms.

### BEDROOM 1

3.45m x 3.81m (11'4" x 12'6")

maximum into bay. With semi circular pvc bay window to the front elevation with open outlook, radiator.





## BEDROOM 2

3.05m x 4.29m (10'0" x 14'1")

With pvc window to the side elevation, radiator, built in wardrobes forming a bed recess.

## LOUNGE

3.48m x 3.86m (11'5" x 12'8")

maximum into bay. With pvc bay window to the front elevation, further pvc window to the side elevation, radiator, wood effect flooring, glazed doors opening to the:-

## DINING ROOM

3.02m x 4.27m (9'11" x 14'0")

With radiator and being partly open plan to the:-

## KITCHEN

1.93m x 3.38m (6'4" x 11'1")

Beautifully re-fitted with a modern range of shaker style base and wall units, worksurfaces with splashbacks, composite sink unit with mixer tap over, built in double oven and microwave, inset induction hob with cooker hood above, integrated dishwasher, space for fridge freezer, pvc window to the rear elevation.

## BATHROOM

1.90m x 2.67m (6'2" x 8'10")

Fitted with bath with mixer tap and hand shower attachment, hand basin, W.C, corner shower enclosure with with screen doors, vinyl floor, waterproof wall panelling, downlights, extractor, chrome vertical towel radiator, opaque pvc window.

## CONSERVATORY

2.69m x 4.80m (8'10" x 15'8")

With pvc windows, opaque pvc polycarbonate roof, pvc doors to the rear garden, radiator, light and power, wood effect flooring, door to:-

## UTILITY ROOM

1.40m x 1.96m (4'7" x 6'5")

With spaces for washing machine and dryer, wall mounted gas central heating boiler.

## CONNECTING ANNEXE

### HALL

With separate pvc entrance door on the front elevation, connecting door to the main bungalow, wood effect flooring throughout.

### BEDROOM

2.74m x 3.56m (9'0" x 11'8")

With pvc bow window to the front elevation, radiator.

### SHOWER ROOM

2.06m x 2.74m (6'10" x 9'0")

With large shower enclosure, modern hand basin in a vanity unit, W.C, chrome vertical towel radiator, extractor, opaque pvc window to the side elevation.

### SITTING ROOM

3.84m x 5.41m (12'7" x 17'8")

With wide pvc patio doors overlooking the rear garden, radiator, potential to add a Kitchenette.

### OUTSIDE

To the front is a block paved driveway. A gate to the side leads to the good sized rear garden which is laid to lawn with paved seating areas, 2 garden sheds.

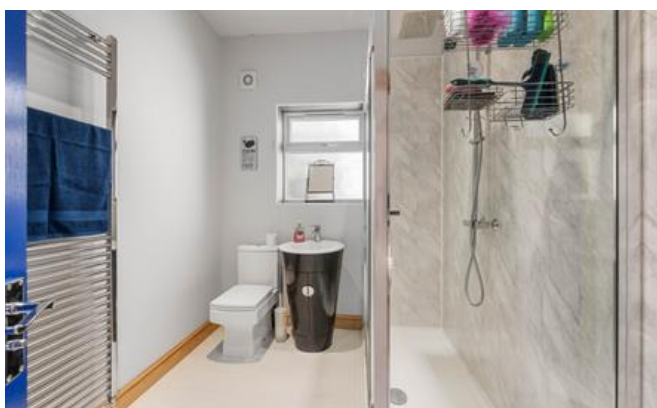
### TENURE

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.

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.

# Floorplan

## Ground Floor

Approx. 131.0 sq. metres (1409.9 sq. feet)



Total area: approx. 131.0 sq. metres (1409.9 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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