



11 Jenkins Close, Skegness,  
PE25 1LS



**£129,000**

- POPULAR RESIDENTIAL LOCATION
- CONVENIENT FOR LOCAL AMENITIES & DOCTORS SURGERY
- OPEN PORCH, HALLWAY
- RE-FITTED KITCHEN
- LOUNGE & CONSERVATORY
- PRETTY REAR GARDEN
- FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND A



A 1 Bedroom Bungalow in a popular residential location to the West of Skegness town centre on the popular Beacon Park estate which is convenient for local amenities and the doctors surgery. With Open Porch, Entrance Hall, re-fitted Kitchen, Bathroom, Lounge & Conservatory. Concreted front garden and pretty garden to the rear with Workshop. EPC Rating D

### ACCOMMODATION

Entrance is on the front elevation via an OPEN PORCH with tiled floor and pvc door opening to the:-

### HALLWAY

With built in airing cupboard housing the hot water cylinder, radiator.

### BEDROOM

3.07m x 3.56m (10'1" x 11'8")

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

### SHOWER ROOM

1.68m x 2.34m (5'6" x 7'8")

With shower enclosure, hand basin in a vanity unit, W.C, radiator, part tiled walls, tiled floor, extractor fan, access to roof space.





## LIVING ROOM

3.35m x 4.78m (11'0" x 15'8")

With pvc window to the rear elevation, radiator, pvc door with glazed side screen opening to the:-

## CONSERVATORY

2.13m x 2.82m (7'0" x 9'4")

Of pvc construction with tiled floor, sliding patio door to the rear garden.

## KITCHEN

1.98m x 2.79m (6'6" x 9'2")

Re-fitted with a range of base and wall units, worksurfaces with tiled splashbacks, built in oven with 4 ring gas hob and extractor hood above, space for washing machine, space for fridge freezer, inset stainless steel sink unit with mixer tap over, wall mounted gas central heating boiler, tiled floor.

## OUTSIDE

To the front is concreted garden area with a path to the front door.

There is a pedestrian access to the pretty rear garden which is mainly paved for lower maintenance with gravelled areas, raised garden borders, trellis screening, decked arbour, timber garden shed and further:-

## WORKSHOP

2.38m x 4.08m (7'10" x 13'5")

Of timber construction, with light and power.

## 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.

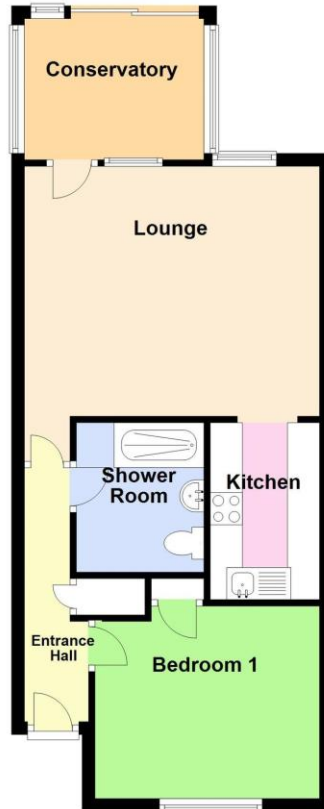
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# Floorplan

## Ground Floor

Approx. 50.9 sq. metres (547.5 sq. feet)



Total area: approx. 50.9 sq. metres (547.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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