



5 Lynn Well Close,  
Skegness, PE25 1DS



**£199,950**

- NO CHAIN
- 2 BEDROOM DETACHED BUNGALOW
- POPULAR LOCATION CLOSE TO SHOPS AND DOCTORS SURGERY
- CONSERVATORY
- FRONT AND REAR GARDENS
- DRIVEWAY FOR PARKING
- FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND B



**NO CHAIN.** A 2 Bedroom detached bungalow in a popular residential location to the west of Skegness Town Centre conveniently situated for the local shops and doctors surgery. The accommodation comprises Entrance Hall, Kitchen, Lounge, Conservatory and Bathroom. Lower maintenance front and rear gardens, rubber driveway, gas central heating and pvc double glazing. EPC Rating D

## ACCOMMODATION

### HALL

With pvc entrance door, radiator, access to roof space (gas central heating boiler), built in cupboard.

### KITCHEN

3.15m x 3.62m (10'4" x 11'11")

With base and wall units, worksurfaces with matching upstands, stainless steel sink unit, space for cooker, space for washing machine and dryer, space for dishwasher, pvc window overlooking and pvc door to:-

### CONSERVATORY

3.3m x 3.84m (10'10" x 12'7")

Of pvc construction on a brick base, french doors to the garden.





## LOUNGE

3.63m x 6.87m (11'11" x 22'6")

With leaded glazed pvc bow window to the front elevation, further pvc window to the side elevation, radiator, coal effect electric fire in a marble surround.

## SHOWER ROOM

1.65m x 1.96m (5'5" x 6'5")

With walk in shower with glass screen, pedestal hand basin, W.C, heated towel radiator, tiled walls, opaque pvc window to the side elevation.

## BEDROOM 1

2.78m x 3.45m (9'1" x 11'4")

minimum. With pvc leaded glazed window to the front elevation, radiator, built in mirror fronted wardrobes.

## BEDROOM 2

2.81m x 3.26m (9'2" x 10'8")

With pvc window to the rear elevation, radiator.

## OUTSIDE

To the front is a gravelled garden area and a rubber crumb driveway providing off street parking.

A gate to the side leads to the rear garden which is mainly paved for lower maintenance with garden borders and 2 timber 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 and accompanied by their personnel.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band B - 2024/25 - £1,683.11

## 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.

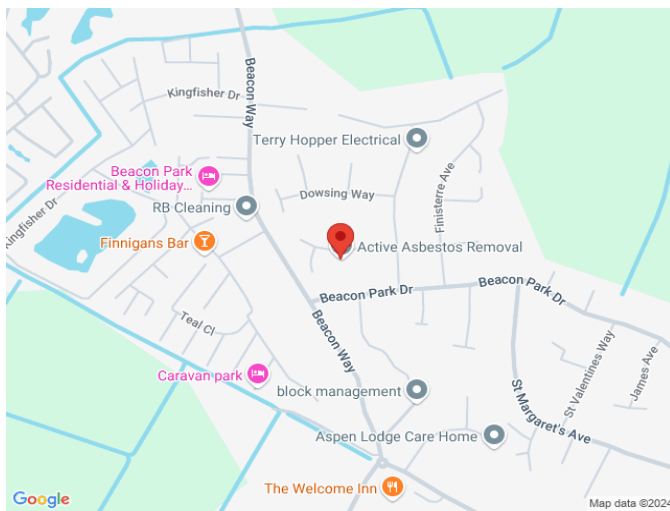




# Floorplan



Total area: approx. 79.7 sq. metres (857.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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