



17 Forsyth Crescent,
Skegness, PE25 3PR



£159,950

- NO CHAIN
- 2 BEDROOMS
- POPULAR RESIDENTIAL AREA
- CLOSE TO TOWN & BEACH
- CONSERVATORY
- NON-OVERLOOKED REAR GARDEN
- LOWER MAINTENANCE GARDENS
- FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND B



NO CHAIN. A lovely two bedroom semi detached bungalow in a very convenient, popular residential area of Skegness close to the town centre and the beach. The accommodation includes Enclosed Porch, Entrance Hall, Front Lounge, Updated Kitchen, Conservatory and Bathroom with shower over bath. Lower maintenance front and rear gardens, spacious block paved drive and Garage. Gas central heating and pvc double glazing. EPC Rating D.

ACCOMMODATION

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

PORCH

With inner door to:-

ENTRANCE HALL

With access to roof space. Loft has ladder and electric light.

KITCHEN

2.24m x 2.67m (7'4" x 8'10")

With base and wall units, new work surfaces with new tiled splashbacks, stainless steel sink unit with new taps, space for free standing gas cooker and extractor above, space for washing machine, space for under counter fridge, pvc windows to both the front and side elevations.



LOUNGE

3.05m x 4.22m (10'0" x 13'10")

reducing to 2.67m (8'9") With pvc window to the front elevation, gas fire with wooden surround, laminate flooring, radiator.

BEDROOM 1

3.05m x 3.66m (10'0" x 12'0")

With pvc window to the rear garden, laminate flooring, radiator.

BEDROOM 2

2.46m x 2.79m (8'1" x 9'2")

With pvc window to side elevation, laminate flooring, radiator and door to the:-

CONSERVATORY

2.29m x 2.97m (7'6" x 9'8")

Of pvc construction, laminated floor, french doors to the rear garden.

BATHROOM

1.7m x 1.78m (5'7" x 5'10")

With panelled bath with new taps and Triton electric shower over bath, newly tiled surround, pedestal hand basin with new taps, W.C, new vinyl floor, radiator, pvc window to the side elevation.

OUTSIDE

To the front is a low maintenance, landscaped gravelled garden. A spacious block paved drive with new inner double wooden gates that leads to the garage and garden.

GARAGE

2.51m x 4.78m (8'2" x 15'8")

Brick built garage, with up and over door.

GARDEN

The delightful rear garden is non overlooked, secluded and offers somewhere to sit in sun and shade and is also set out for lower maintenance with paving and gravel.



TENURE

Freehold.

SERVICES

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.

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Floorplan

Ground Floor

Approx. 52.4 sq. metres (564.4 sq. feet)



Total area: approx. 52.4 sq. metres (564.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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