



43 Langton Court,
Skegness, PE25 2RB



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£89,950

- POPULAR COMPLEX
- CLOSE TO TOWN CENTRE
- OPEN PLAN LOUNGE & KITCHEN
- SHOWER ROOM
- FRONT, SIDE & REAR GARDENS
- ALLOCATED PARKING
- LEASEHOLD
- EPC RATING C
- COUNCIL TAX BAND A



A 2 bedroom semi detached bungalow on this convenient residential complex close to the town centre. With Entrance Conservatory, Living Room being open plan to the Kitchen and a Shower Room, pvc double glazing, electric heating, front and rear gardens, communal parking. The property also benefits from 8 owned solar panels with additional battery storage. EPC Rating C

ACCOMMODATION

Entrance is on the front elevation via a

CONSERVATORY

1.67m x 2.06m (5'6" x 6'10")

Of pvc construction with pvc french doors, tiled floor and a inner pvc door to the:-

LIVING ROOM

3.42m x 4.61m (11'2" x 15'1")

With pvc bow window to the front elevation with deep cill, electric radiator, built in airing cupboard housing the hot water cylinder and being open plan to the:-

KITCHEN

2.34m x 2.69m (7'8" x 8'10")

Fitted with a range of base and wall units, wood effect worksurfaces with tiled splashbacks, integrated oven, inset electric hob with cooker hood above, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, pvc window to the rear elevation.



BEDROOM 1

2.59m x 3.06m (8'6" x 10'0")

With pvc window to the front elevation, electric radiator.

BEDROOM 2 / DINING ROOM

2.37m x 2.67m (7'10" x 8'10")

With a pvc door to the rear garden, access to roof space, electric radiator.

SHOWER ROOM

1.67m x 1.71m (5'6" x 5'7")

With corner shower enclosure with Mira electric shower, pedestal hand basin, W.C, tiled walls, heated towel radiator, pvc window to the rear elevation.

OUTSIDE

To the front is a paved garden with gravelled area and path to the front door. There are also paved and gravelled gardens to the side and rear with garden shed.

TENURE

Held under Lease for a term of 99 years from 6th April 1985. An annual ground rent of approx £1,200 is payable with an annual maintenance charge of approx £50.00 (2024). Under the terms of the lease the property is supposed to be vacated during the month of February. On re-sale a 5% fee is paid to the park by the seller plus legal costs.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric radiators. The property also benefits from 8 owned solar panels with additional battery storage which was installed in 2023.

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 - £1442.67

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.

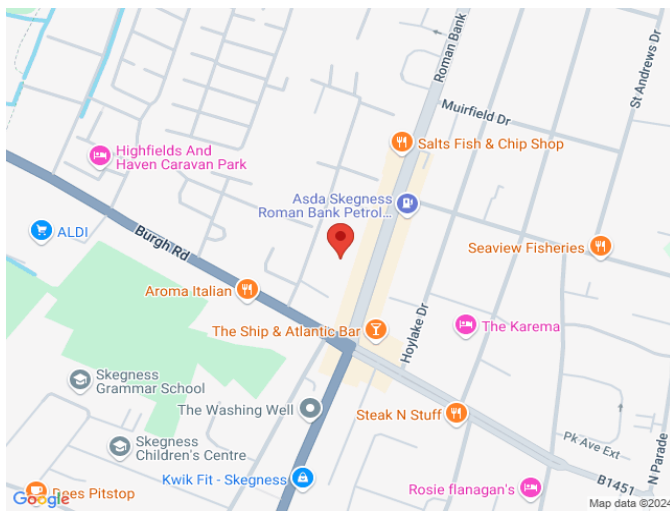
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

Ground Floor

Approx. 47.1 sq. metres (507.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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