



3 Castleton Crescent,  
Skegness, PE25 2TJ



**£215,000**

- GOOD SIZE FAMILY HOUSE
- CLOSE TO TOWN & BEACH
- LOUNGE DINING ROOM & SUN ROOM
- BEDROOM WITH BALCONY
- BATHROOM & SEP W.C
- DRIVE & GARAGE
- FREEHOLD
- COUNCIL TAX BAND B
- EPC RATING C



A 4 Bedroom Demi-Detached House in a convenient location close to the town centre and beach. With Entrance Hall, Kitchen, Lounge, Dining Area, Sun Room, Bathroom and Balcony to the main bedroom. There are front and rear gardens, driveway and a Garage. EPC Rating C

## ACCOMMODATION

### HALLWAY

With pvc door to the front elevation, pvc window to the side elevation, radiator.

### KITCHEN

3.04m x 5.31m (10'0" x 17'5")

With base and units, worksurfaces with tiled splashbacks, stainless steel sink unit, space for cooker with filter hood above, plumbing for washing machine, plumbing for dishwasher, further appliance spaces, built in store cupboard, tiled floor, pvc windows to the side and rear elevations, pvc door to the side elevation.

### LIVING ROOM

3.81m x 4.24m (12'6" x 13'11")

With pvc window to the front elevation, radiator, brick fireplace surround with T.V plinth, display niches and an inset gas fire, glazed doors to the:-



## DINING AREA

3.18m x 3.84m (10'5" x 12'7")

With radiator, being open to:-

## SUN ROOM

2.31m x 2.98m (7'7" x 9'10")

With pvc doors to the rear garden.

## LANDING

With access to loft space, pvc window to the side elevation.

## WC

With WC, pvc window to the side elevation.

## BATHROOM

2.11m x 1.71m (6'11" x 5'7")

With panelled bath, corner shower enclosure, pedestal wash basin, pvc window to the side elevation.

## BEDROOM 1

3.07m x 4.26m (10'1" x 14'0")

With pvc window to the front elevation and pvc door opening onto a BALCONY, radiator, a range of built in wardrobes to one wall.

## BEDROOM 2

3.24m x 3.81m (10'7" x 12'6")

With pvc window to the rear elevation, radiator.

## BEDROOM 3

2.38m x 3.06m (7'10" x 10'0")

With pvc window to the rear elevation, radiator.

## BEDROOM 4

2.44m x 2.51m (8'0" x 8'2")

With pvc window to the front elevation, radiator.

## OUTSIDE

To the front is a gravelled garden area and concrete hardstanding providing off street parking.

## GARAGE

With up and over vehicle door, wooden side door.

A brick wall with gate leads to the rear garden which is mainly lawned with concrete sitting area, former brick W.C and timber garden shed.

## 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

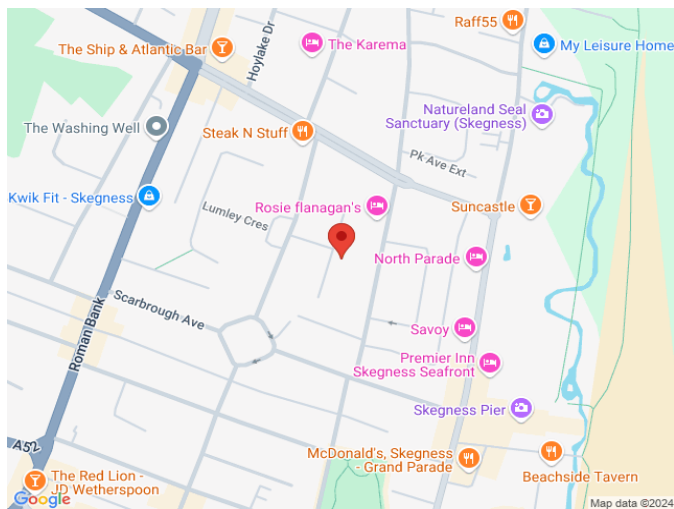




### AGENTS NOTE

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.

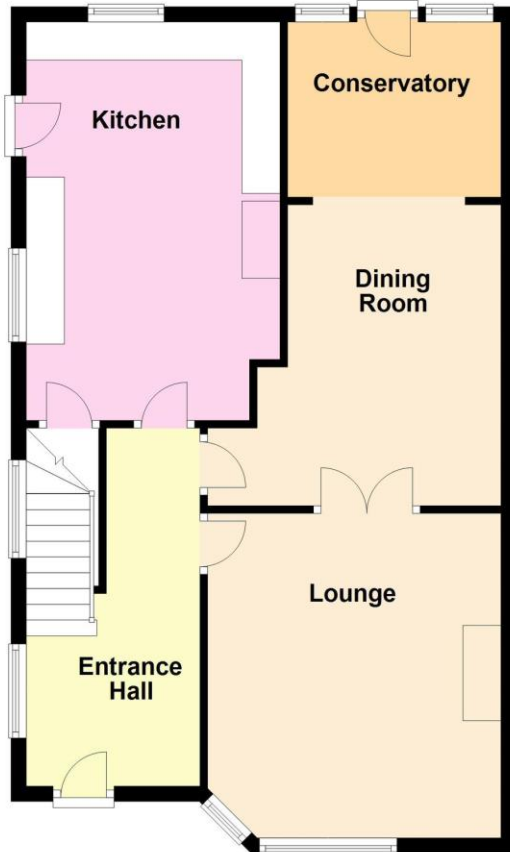


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floorplan

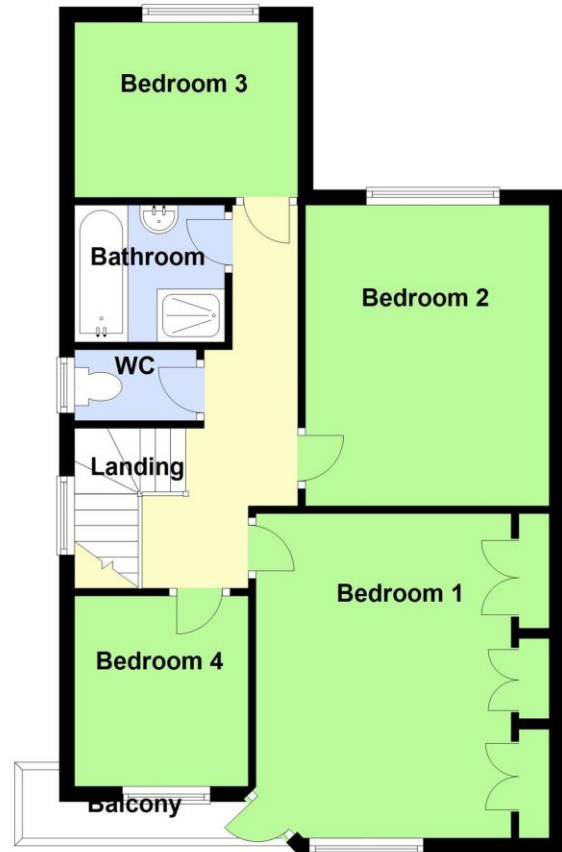
## Ground Floor

Approx. 64.9 sq. metres (698.5 sq. feet)



## First Floor

Approx. 57.0 sq. metres (613.4 sq. feet)



Total area: approx. 121.9 sq. metres (1311.9 sq. feet)