



8 Lyndhurst Avenue,
Skegness, PE25 2QD



£199,950

- WELL PRESENTED & MODERNISED
- LOUNGE & KITCHEN
- 2 BEDROOMS & SHOWER ROOM
- NEW ROOF & GLAZING
- FREEHOLD
- NEW GAS CENTRAL HEATING BOILER
- PARKING FOR 2 CARS
- CORNER PLOT
- COUNCIL TAX BAND B
- EPC RATING D



A beautifully presented and modernised detached bungalow in a convenient location close to shops, doctors and schools. With Lobby, Entrance Hall, modern fitted Kitchen, Lounge, 2 Bedrooms and Shower Room. Situated on a corner plot with block paved driveway providing parking for 2 cars and gardens. Having recently undergone many improvements to include a new roof, new gas central heating boiler and replacement pvc double glazing. Must be viewed. EPC Rating D

ACCOMMODATION

LOBBY

With composite door and an inner door to the:-

ENTRANCE HALL

With built in cupboard.

LOUNGE

3.3m x 5.94m (10'10" x 19'6")

With pvc window and pvc patio door with side screen to the front elevation, radiator.

KITCHEN

1.96m x 4.27m (6'5" x 14'0")

With modern base and wall units, worksurfaces with splashbacks, inset sink unit with mixer tap over, space for cooker, space and plumbing for washing machine, pvc window to the side elevation, radiator.





BEDROOM 1

2.99m x 4.31m (9'10" x 14'1")

With pvc window to the front elevation, radiator, storage area.

BEDROOM 2

2.36m x 2.48m (7'8" x 8'1")

With pvc window to the side elevation, radiator, access to roof space.

SHOWER ROOM

1.67m x 3.27m (5'6" x 10'8")

With shower enclosure with Bristan shower, W.C, hand basin in a vanity unit, pvc window to the rear elevation, heated towel radiator, airing cupboard housing the Viessmann gas central heating boiler.

OUTSIDE

To the front is a block paved parking area with space for 2 cars. A hand gate opens onto the front gravelled garden with shrub and flower borders and path to front door.

There are further garden areas to either side of the property with mature planting and timber screening for privacy.

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.

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.

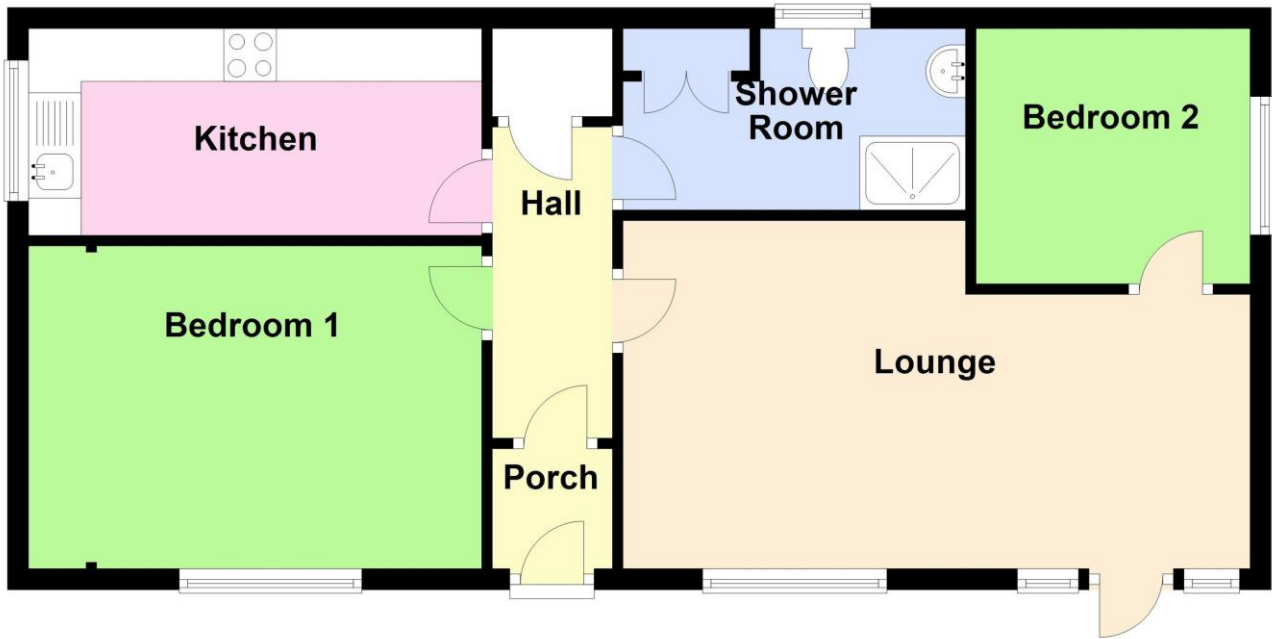




Floorplan

Ground Floor

Approx. 59.3 sq. metres (638.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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