



13 Church Lane, Winthorpe,
Skegness, Lincs, PE25 1ED

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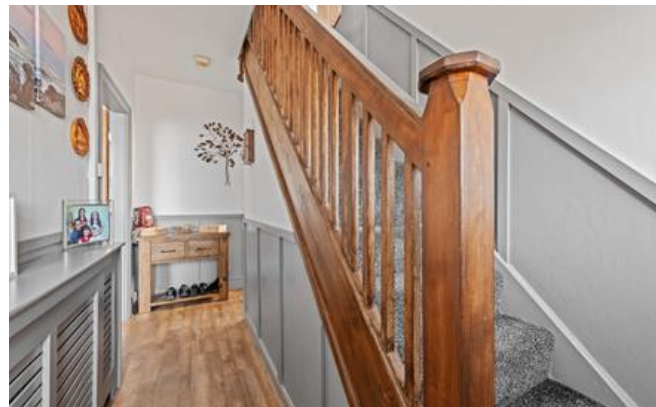
Freehold

£300,000



Key Features

- DECEPTIVE SIZE
- CLOSE TO BEACH & GOLF COURSE
- RECENTLY UPGRADED
- RE-FITTED 22' KITCHEN DINER
- NEW GROUND FLOOR BATHROOM
- RE-FITTED SHOWER ROOM
- EPC RATING D
- COUNCIL TAX BAND C





A deceptive sized 4 bedroom detached house in a popular location to the north of Skegness convenient for North Shore golf course, the beach and bus service. The upgraded accommodation comprises Enclosed Porch, Reception Hall, Lounge, 22' re-fitted Kitchen Diner and new ground floor Bathroom. To the first floor are 4 Bedrooms and a re-fitted shower Room. With gravelled front garden providing ample parking, brick Garage and a sunny enclosed rear garden with brick Store. The property benefits from gas central heating and new pvc double glazing. EPC Rating D



ACCOMMODATION

Entrance is on the front elevation via an

ENCLOSED PORCH

With pvc door with side and top screens, tiled floor, pvc coloured leaded glazed door with side and top screens to the:-



ENTRANCE HALL

With radiator, stairs to first floor with built in cupboard under, wood effect laminate flooring.

LOUNGE

11'11" x 16'9" (3.6m x 5.1m)

With pvc windows to the front and side elevations, wood effect laminate flooring, radiator.

INNER HALL

With radiator, pvc window to the rear elevation, built in cupboard housing the gas central heating boiler, downlights to ceiling.

BATHROOM

5'11" x 7'11" (1.8m x 2.4m)

Fitted with a freestanding bath with pillar tap and hand shower attachment, Vanity unit with inset hand basin and W.C with concealed cistern, heated towel radiator, wet room wall panelling, 2 pvc windows to the rear elevation, downlights to ceiling.

KITCHEN DINER

15'7" x 22'0" (4.7m x 6.7m)

maximum being shaped. Fitted with a modern range of base and wall units, worksurfaces with matching splashbacks, 1 1/2 bowl stainless steel sink unit with hose tap, tall unit housing 2 ovens and a built in microwave, integrated dishwasher and washing machine, 5 ring hob with extractor hood above, pvc windows and pvc door to the rear elevation. A breakfast bar divides the kitchen from the dining area with a tea and coffee making station with tall units either side housing the integrated fridge and freezer, downlights to ceiling, wood effect laminate floor, pvc window to the front elevation.

FIRST FLOOR LANDING

With access to roof space, wood effect laminate flooring, built in cupboard, further built in cupboards with sliding doors and a high level pvc window to the front elevation.

BEDROOM 1

10'10" x 13'11" (3.3m x 4.2m)

minimum plus wardrobes. With a pvc window to the rear elevation, radiator, a range of built in furniture comprising wardrobes, overbed lockers and display niches.





BEDROOM 2

12'0" x 12'0" (3.7m x 3.7m)

With pvc window to the side elevation, radiator, wood effect laminate flooring.

BEDROOM 3

10'0" x 10'3" (3m x 3.1m)

With pvc window to the rear elevation, radiator.

SHOWER ROOM

5'2" x 8'3" (1.6m x 2.5m)

With a large walk in shower enclosure with glass panel, hand basin in a vanity unit, W.C with concealed cistern, wet room wall panelling, 2 pvc windows to the rear elevation, heated towel radiator.

OUTSIDE

To the front is a gravelled garden providing ample parking with a concrete path to the front door.

The gravelled drive extends to the side of the house leading to a

DETACHED GARAGE

12'6" x 20'4" (3.8m x 6.2m)

Of brick construction with a pitched roof, electric roller shutter door, 2 pvc windows to the side elevation and wooden personnel door.

REAR GARDEN

A gate leads to the enclosed rear garden with a gravelled seating area with inset feature stepping stones, paved paths and a lawned garden with shrub and flower borders, timber garden shed.

BRICK STORE

5'4" x 7'2" (1.6m x 2.2m)

With plumbing for washing machine, belfast style sink, electric connected.

STORE

3'11" x 5'5" (1.2m x 1.7m)



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 C - 2024/25 - £1,923.56

AGENTS NOTES

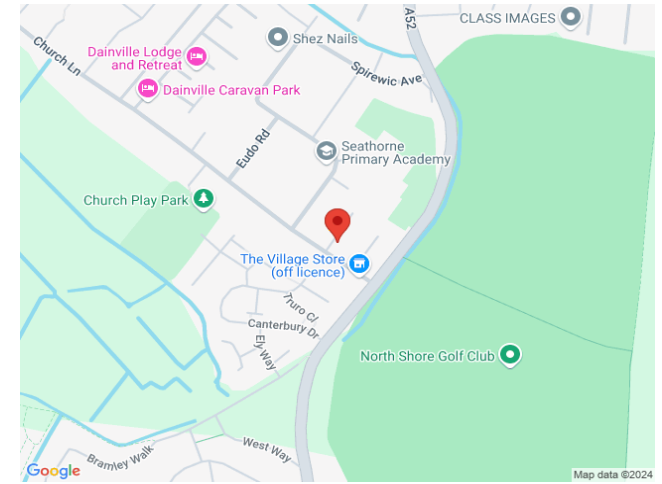
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Floorplan



Ground Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



First Floor

Approx. 62.0 sq. metres (666.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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