



5 St Nicholas Close, Addlethorpe,
Skegness, Lincs, PE24 4TA



3



2



2

Freehold

£275,000

 3  2  2

Key Features

- NO CHAIN
- WELL PRESENTED & SPACIOUS
- STUNNING VIEW OF CHURCH
- LOUNGE, DINING KITCHEN & CONSERVATORY
- EN-SUITE WET ROOM
- DETACHED GARAGE
- EPC RATING D





NO CHAIN. A well presented and spacious 3 Bedroom Detached Bungalow situated in a lovely cul-de-sac of 10 individual properties with stunning views of Addlethorpe Church and just a short drive from the coastal resort of Skegness and historic market towns of Spilsby, Alford and Louth. The accommodation is suited to the less able and comprises Entrance Hall, Lounge, Dining Kitchen, Utility Room, Conservatory, Master Bedroom with En-Suite Wet Room and a family Bathroom. To the exterior is a Detached Garage, block paved driveway and rear garden with 2 Sheds and a 4.68m x 3.72m Summerhouse. Must be viewed to appreciate the location. EPC Rating D

ACCOMMODATION

Entrance is on the front elevation via an OPEN PORCH with pvc double glazing door and side screen opening to the:-

ENTRANCE HALL

With radiator, wood style flooring, access to roof space, large built in storage cupboard.

LOUNGE

3.68m x 5.69m (12'1" x 18'8")

With pvc window to the front elevation with lovely view along the close and towards the church, further pvc window to the side elevation, 2 radiators, 2 T.V aerial points, feature brick fireplace with wooden mantlepiece.

DINING KITCHEN

3.07m x 3.84m (10'1" x 12'7")

Fitted with a range of base and wall units with wood effect worksurfaces and tiled splashbacks, inset 1 1/4 bowl sink unit with mixer tap over, built under oven with 4 ring ceramic hob and cooker hood above, pvc window overlooking the Conservatory, door to the:-

UTILITY ROOM

1.73m x 3.07m (5'8" x 10'1")

With base units, wood effect worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, space for fridge freezer and washing machine, oil central heating boiler, tiled floor, radiator, extractor, door to:-

CONSERVATORY

3.86m x 3.91m (12'8" x 12'10")

On a low brick wall with pvc framed windows and doors, opaque pvc roof with ceiling fan light, radiator, power points, tiled floor.

BATHROOM

2.31m x 2.39m (7'7" x 7'10")

reducing to 1.88m (6'2"). With corner bath, hand basin, W.C, half tiled walls, radiator, opaque pvc window, extractor fan.

BEDROOM 1

3.66m x 3.56m (12'0" x 11'8")

reducing to 3m (9'10"). With built in wardrobes to one wall, radiator, pvc window to the rear elevation, wide doorway to the:-

WET ROOM

1.24m x 2.28m (4'1" x 7'6")

With Mira shower and wet room panelling, pedestal hand basin, part tiled walls, opaque pvc window to the rear elevation, radiator.





BEDROOM 2

3.1m x 3.12m (10'2" x 10'2")

With pvc window to the front elevation, radiator.

BEDROOM 3

2.46m x 2.69m (8'1" X 8'10")

With pvc window to the front elevation, radiator.

OUTSIDE

To the front is a lower maintenance gravelled garden with inset shrubs and block paved path. A block paved drive leads to the:-

GARAGE

3.1m x 5.79m (10'2" x 19'0")

With pitched tiled roof, electric roller shutter door, light and power connected, timber door to the garden. To the rear of the Garage is a screened oil tank.

A gated path with cold water tap leads to the enclosed rear garden which is also set out for lower maintenance and easy access for the less able with paved patio, raised sun deck with ramp and gravelled areas. Oil tank.

SHED

2.39m x 3.56m (7'10" x 11'8")

Of timber construction

SUMMER HOUSE

3.72m x 4.68m (12'2" x 15'5")

Of timber construction with light and power connected, double entrance doors and side windows and an adjacent side store.. This would make an ideal hobby room/studio.

SHED

Of timber construction with light and power.



TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired 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.

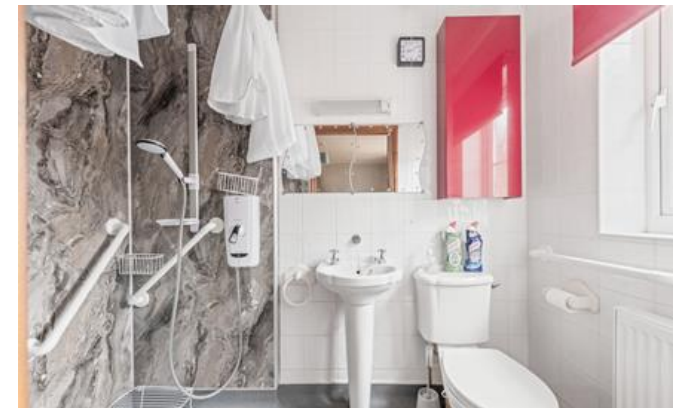
COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2024/25 - £1870.06

AGENTS NOTES

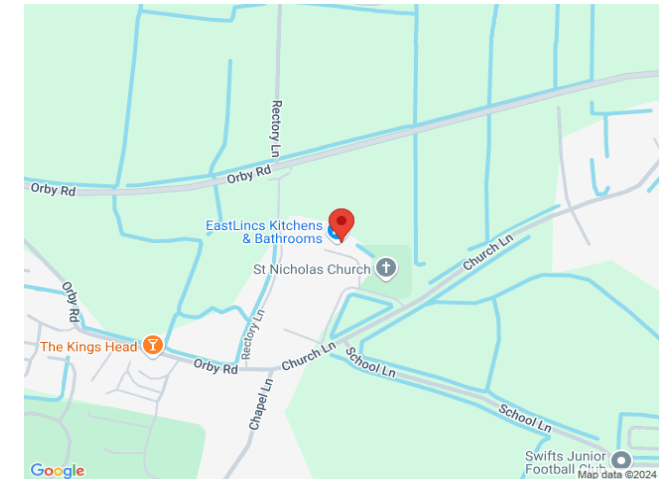
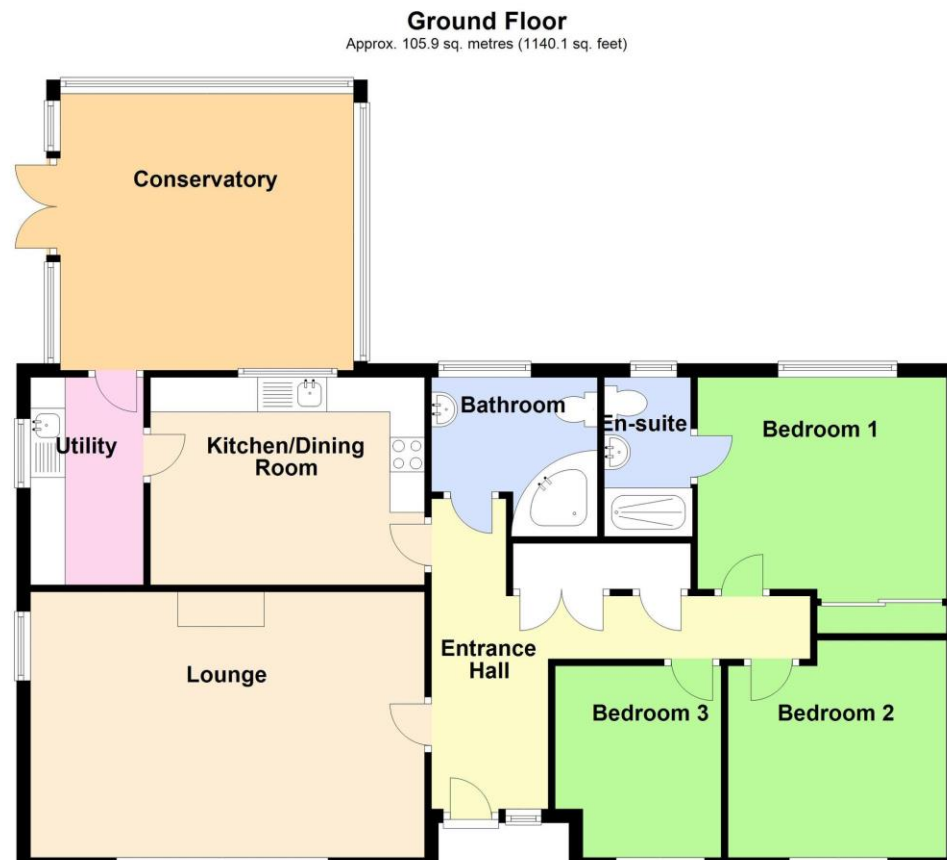
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

01754 766061
skegness@newtonfallowell.co.uk