



5 Mayfield Grove, Skegness,
Lincs, PE25 3RY



2



1



1

£195,000

- NO CHAIN
- PLEASANT CORNER PLOT
- DRIVE & CAR PORT
- CUL-DE-SAC LOCATION
- 17' LOUNGE
- GAS CENTRAL HEATING
- FREEHOLD
- EPC RATING



NO CHAIN. A 2 Bedroom Detached Bungalow occupying a lovely corner plot in a cul-de-sac location within easy walking distance of the town centre and the beach. The accommodation includes Entrance Porch, Lounge, Kitchen, 2 Bedrooms and Bathroom. There are lawned gardens to the front and side, a concrete driveway with Car Port and a paved garden to the rear with Shed. EPC Rating

ACCOMMODATION

Entrance is on the front elevation via a pvc door with matching side panel opening to the:-

PORCH

With tiled floor, inner glazed door to the:-

LIVING ROOM 3.78m x 5.21m (12'5" x 17'1")

With pvc window to the front elevation, further high level pvc window to the side elevation, radiator, Valour gas fire in a decorative brick surround with tiled hearth.



KITCHEN 3.17m x 3.34m (10'5" x 11'0")

With base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, built in oven, electric hob, plumbing for washing machine, spaces for fridge and freezer, pvc window and pvc door to the rear elevation.

INNER HALL

With access to roof space with ladder, built in cupboard.

BEDROOM 1 3.32m x 3.4m (10'11" x 11'2")

With pvc window to the front elevation, radiator.

BEDROOM 2 3.28m x 3.37m (10'10" x 11'1")

With pvc window to the rear elevation, radiator.

BATHROOM 1.7m x 2.33m (5'7" x 7'7")

With panelled bath with shower and screen over, pedestal hand basin, W.C, tiled walls and floor, radiator, pvc window to the side elevation.

OUTSIDE

To the front is a concrete driveway with Car Port over and a lawned garden with shrub borders. A trellis fence with handgate leads to a further lawned garden to the side.

A gate front the drive opens onto a rear paved garden area with cold water tap and sensor lighting.

SHED 2.4m x 3.61m (7'11" x 11'10")

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 - £1683.11

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.



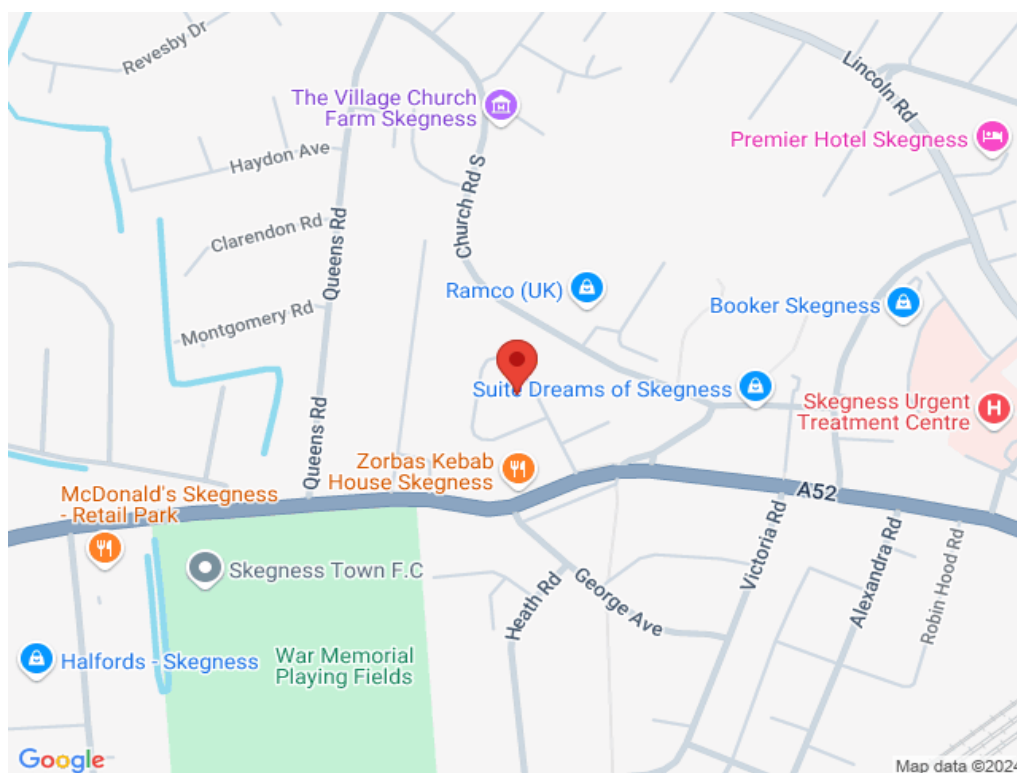


Ground Floor

Approx. 64.1 sq. metres (689.9 sq. feet)



Total area: approx. 64.1 sq. metres (689.9 sq. feet)



Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk