



58 Everingtons Lane, Skegness, PE25 1HN



£269,950



Key Features

- EDGE OF TOWN LOCATION
- LOTS OF PARKING
- LAWNED REAR GARDEN
- MASTER BEDROOM WITH EN-SUITE
- GF BEDROOM & SHOWER ROOM
- LARGE LOUNGE & DINING ROOM
- EPC RATING D
- FREEHOLD
- COUNCIL TAX BAND C





A spacious and well presented two Bedroom Dormer Style Bungalow located on the outskirts of Skegness just a short drive from the town centre and beach. The accommodation comprises Entrance Hall, Lounge & Dining Room, Kitchen, Shower Room and Bedroom to the ground floor. grounds provide for lots of parking with an enclosed lawned garden to the rear. Viewing is essential to appreciate the presentation.
EPC Rating D

ACCOMMODATION

Entrance is on the front elevation via pvc french doors opening into the:-

HALLWAY

With wooden floor, radiator, stairs to the first floor with storage cupboard under.

BEDROOM 2 3.95m x 3.64m (13'0" x 11'11")

With pvc window to the front elevation, radiator, built in double doored wardrobe, further built in wardrobes with central dressing table and shelving.

KITCHEN 4.31m x 2.64m (14'1" x 8'8")

Fitted with a modern range of base and wall units, worksurfaces with matching splashbacks, 1 1/2 bowl composite sink unit with mixer tap over, inset electric hob with extractor hood above, pvc window to the rear elevation, radiator, tiled floor. A bank of tall units house a double oven and recess for a tall fridge freezer, built in dishwasher and extra sized cupboards underneath the peninsula that have been made to house a freestanding washing machine and tumble dryer.

SHOWER ROOM 2.71m x 1.89m (8'11" x 6'2")

Fitted with a large walk in shower with glass screen, W.C, hand basin in a vanity unit, tiled walls and floor, built in cupboard and shelving, heated towel radiator, opaque pvc window to the rear elevation.

LOUNGE 5.77m x 3.64m (18'11" x 11'11")

With a pvc window to the front elevation, brick fireplace with a recess for an electric fire, round pvc window to the side elevation, radiator, wooden flooring leading to the:-

DINING ROOM 3.61m x 3.09m (11'10" x 10'1")

With pvc french doors opening onto the rear garden, radiator.

FIRST FLOOR LANDING

With opaque pvc window to the side elevation, access to eaves storage space.

MASTER BEDROOM 4.8m x 3.97m (15'8" x 13'0")

With pvc window to the rear elevation with freestanding bath under, radiator, built in wardrobes, door to:-

EN-SUITE W.C

With W.C, hand basin in a vanity unit, opaque pvc window to the rear elevation

OUTSIDE

To the front is a block paved driveway with adjacent gravelled frontage providing ample parking.

Double vehicle gates open onto a further drive which gives access to the:-

GARAGE 9.79m x 5.1m (32'1" x 16'8")

With up and over vehicle door, upvc side door to the garden, light and power connected.

To the rear of the garage is a:-

WORKSHOP / GARDEN ROOM

2.95m x 2.79m (9'8" x 9'2")

With pvc patio doors, tiled floor, Wet Room with W.C, hand basin and shower, ladder style steps upto a loft room with window.

The enclosed rear garden is lawned with limestone paved and gravelled seating areas, shrub and flower borders.





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 - £1,923.56

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.

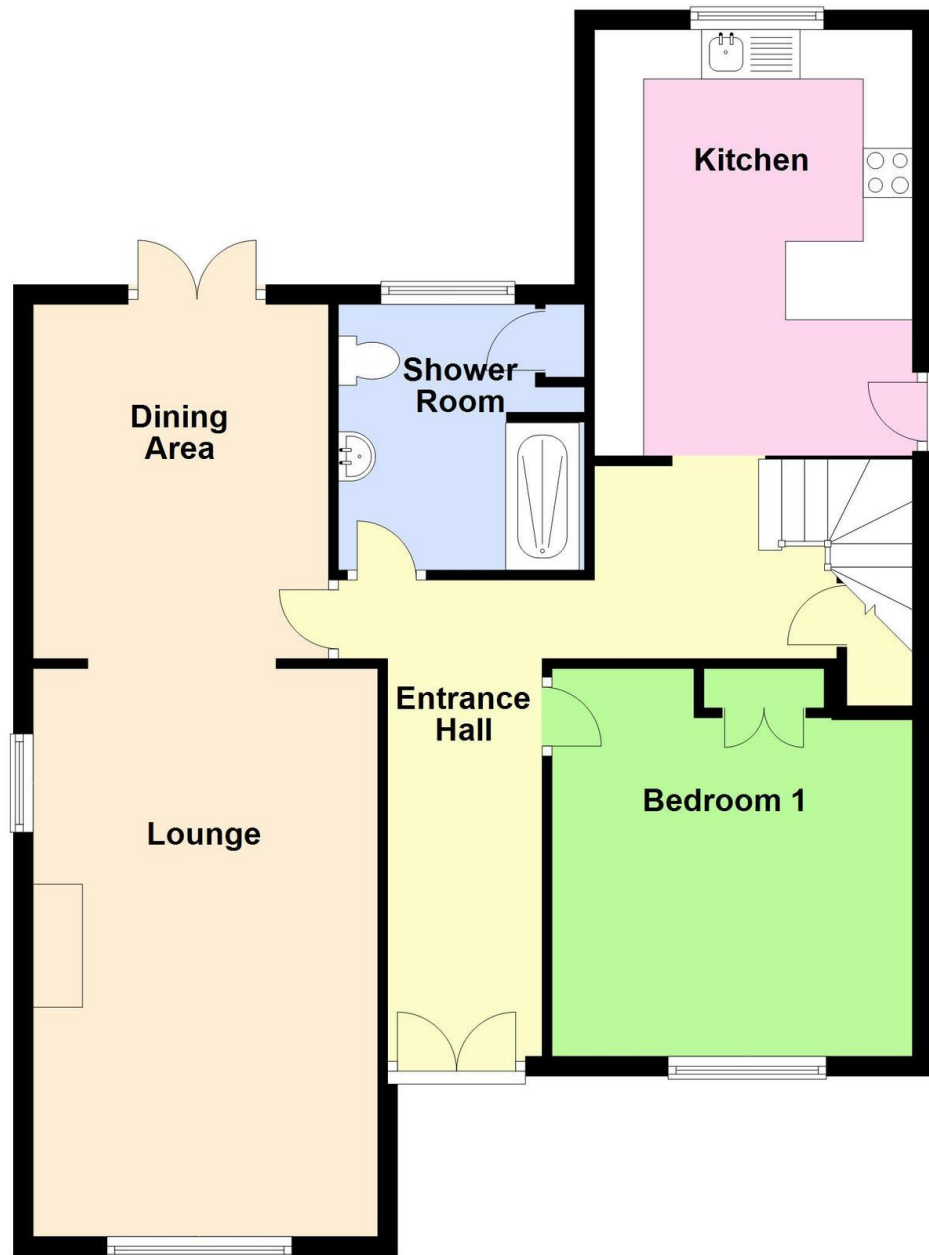






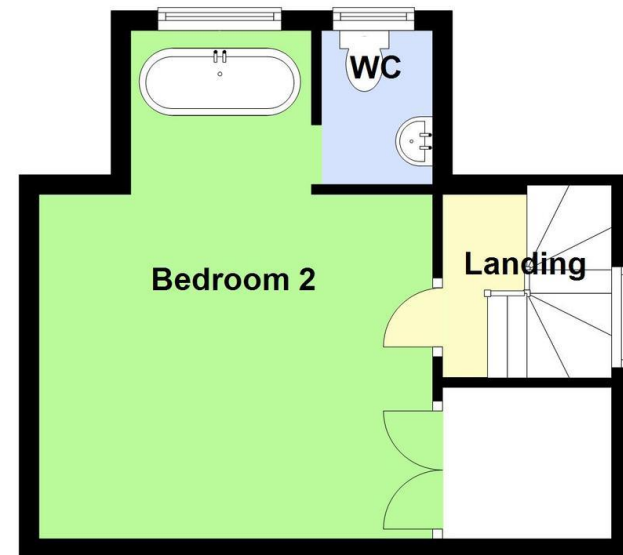
Ground Floor

Approx. 83.6 sq. metres (900.3 sq. feet)

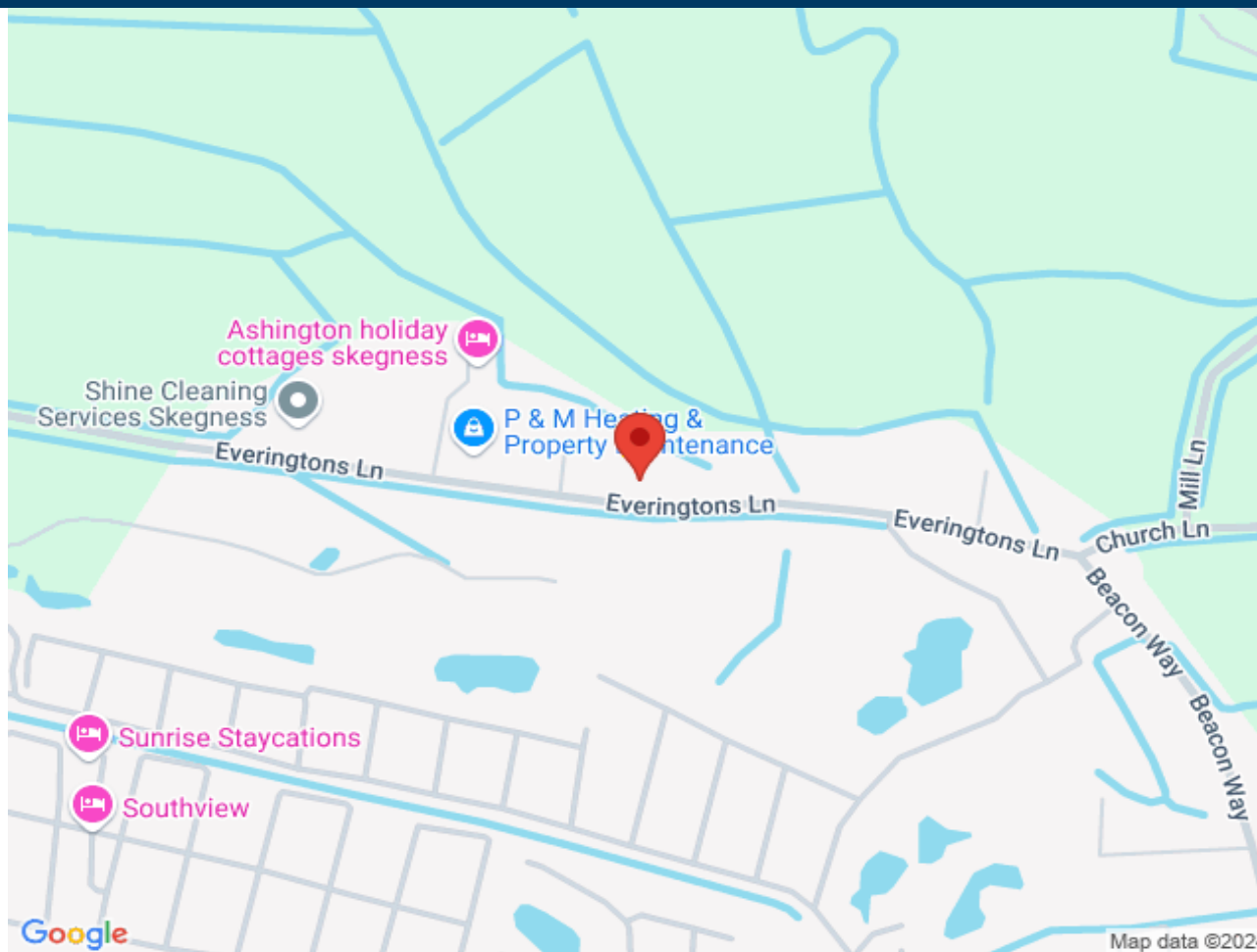


First Floor

Approx. 25.5 sq. metres (274.1 sq. feet)



Total area: approx. 109.1 sq. metres (1174.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		