



22 Seacroft Drive, Skegness, PE25 3AP



£380,000



Key Features

- NO CHAIN
- SPACIOUS FAMILY HOME
- POPULAR SEACROFT FIELDS AREA
- RE-FITTED KITCHEN/DINER WITH NEW APPLIANCES
- MASTER BEDROOM WITH EN-SUITE
- NEW PVC WINDOWS
- EPC RATING C
- FREEHOLD
- COUNCIL TAX BAND E





NO CHAIN. A spacious 4 Bedroom Detached House situated in the popular "Seacroft Fields" area of Skegness with double Garage and enclosed rear garden. The accommodation comprises Entrance Hall, W.C. Lounge, Conservatory, re-fitted Dining Kitchen with new appliances, Utility Room and Side Porch. To the first floor are a Master Bedroom with re-fitted En-Suite Shower Room, 3 further Bedrooms and a family Bathroom. The property benefits from gas central heating and new pvc double glazed windows. EPC Rating C

ACCOMMODATION

Entrance is via a composite door and side panel opening into:-

ENTRANCE HALL

With 2 radiators, stairs to first floor with cupboard under.

CLOAKROOM

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

LOUNGE 5.86m x 3.58m (19'2" x 11'8")

With pvc window to the front elevation, radiator, decorative fireplace surround with inset gas fire.

CONSERVATORY 3.25m x 3.25m (10'8" x 10'8")

Of pvc construction on a low wall with opaque polycarbonate roof, pvc windows and pvc french doors leading out to the garden, tiled floor.

KITCHEN & DINING ROOM

6.29m x 3.95m (20'7" x 13'0")

Re-fitted with a range of base and wall units, worksurfaces with matching splashbacks, 1 1/2 bowl composite sink unit with mixer tap over, built in double oven, inset electric hob with extractor hood above, integrated dishwasher, integrated bin storage, 2 pvc windows to the rear elevation, radiator, modern vertical radiator.

UTILITY ROOM 2.99m x 1.85m (9'10" x 6'1")

With spaces for washing machine and dryer, worksurface, inset sink unit, wall mounted gas central heating boiler, radiator, door to:-

SIDE PORCH

With pvc door to the side elevation, tiled floor, door to the Garage.

FIRST FLOOR LANDING

With built in airing cupboard housing the hot water cylinder, access to roof space, radiator.

BEDROOM 1 3.5m x 3.1m (11'6" x 10'2")

With pvc window to the rear elevation, built in wardrobes, radiator, door to:-

EN-SUITE SHOWER ROOM 2.24m x 1.88m (7'4" x 6'2")

Re-fitted with a corner shower enclosure, pedestal hand basin, W.C, tiled walls, heated towel radiator, opaque pvc window to the side elevation.

BEDROOM 2 3.61m x 3.22m (11'10" x 10'7")

With pvc window to the front elevation, radiator.

BEDROOM 3 3.62m x 2.59m (11'11" x 8'6")

With pvc window to the rear elevation, radiator.

BEDROOM 4 2.58m x 2.35m (8'6" x 7'8")

With pvc window to the rear elevation, radiator.

BATHROOM 2.26m x 2.13m (7'5" x 7'0")

With corner bath with mixer tap and hand shower attachment, pedestal hand basin, W.C, part tiled walls, tiled floor, vertical towel radiator, opaque pvc window to the front elevation.

OUTSIDE

To the front is a low wall and a block paved drive leading to the:-





DOUBLE GARAGE 5.01m x 6.27m (16'5" x 20'7")

With up and over vehicle door, light and power connected, pvc door to the Side Porch.

A wide path leads to the rear garden with space for bins. The enclosed rear garden is mainly lawned with shrub borders.

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 E - 2024/25 - £2,644.89

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.

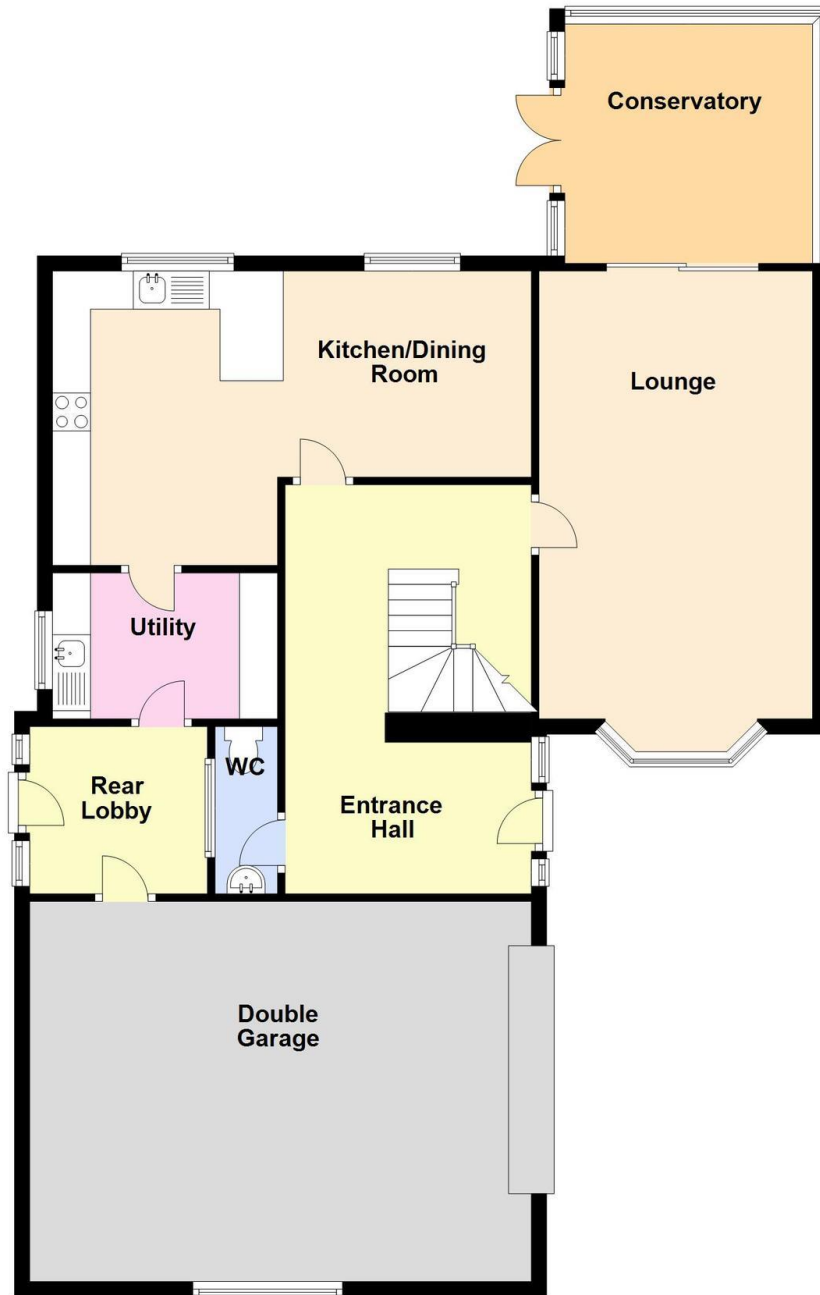






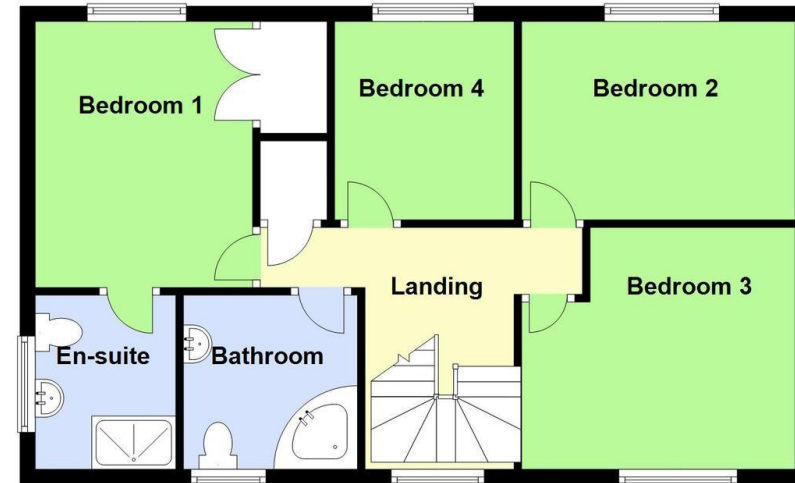
Ground Floor

Approx. 117.4 sq. metres (1263.9 sq. feet)

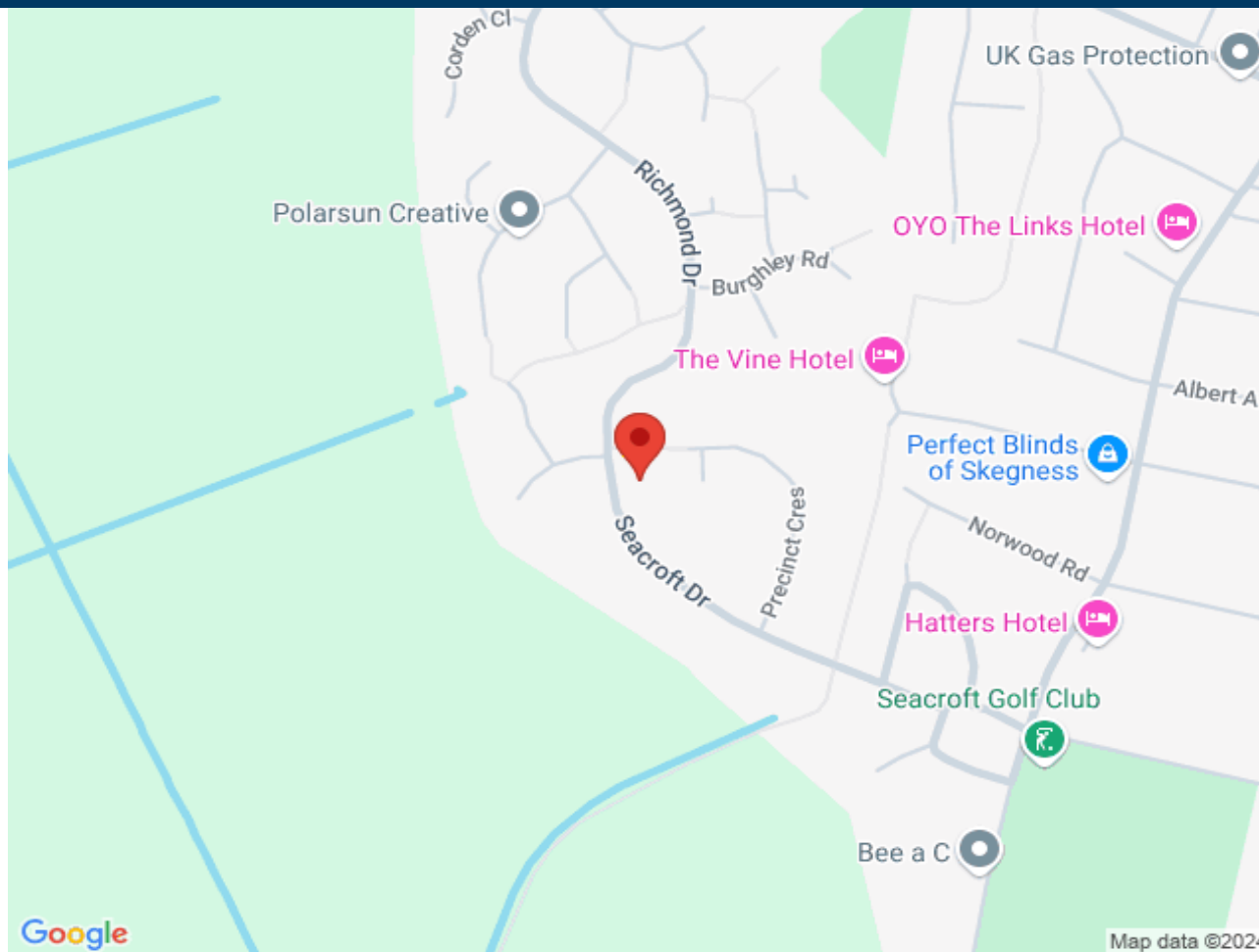


First Floor

Approx. 59.0 sq. metres (635.4 sq. feet)



Total area: approx. 176.5 sq. metres (1899.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

