



White Columns, 10a Church Lane,
Winthorpe, Skegness, PE25 1ED



3



2



2

Freehold

£295,000



Key Features

- SPACIOUS & WELL PRESENTED
- CUL-DE-SAC LOCATION
- CLOSE TO BEACH & GOLF COURSE
- SITTING ROOM WITH ROOF LANTERN
- MASTER EN-SUITE BEDROOM
- AMPLE PARKING & DOUBLE GARAGE
- FRONT & REAR GARDENS
- EPC RATING C





A spacious and well presented 3 Bedroom Detached Bungalow in a cul-de-sac location convenient for local facilities, the beach and North Shore Golf Course and being just a short drive away to the popular coastal resort of Skegness. Internally the accommodation comprises of a spacious Entrance Hall, fitted Kitchen, Lounge Diner, 2nd Sitting Room with roof lantern, Master Bedroom with En-Suite and further Bathroom. There are gravelled front gardens for lower maintenance with a concrete drive providing ample parking, a double Garage and a lawned rear garden. The property benefits from gas central heating (new boiler 2022) and pvc double glazing. EPC Rating C

ACCOMMODATION

Entrance is on the front elevation via covered Verandah with arched double doors leading to the:-

ENTRANCE HALL

Providing a spacious and welcoming entrance with built in cupboard housing the Worcester gas combination central heating boiler (new 2022), two radiators, 2 arched pvc windows to the front elevation.

KITCHEN

3.08m x 3m (10'1" x 9'10")

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, built in oven with 4 ring gas hob and extractor fan above, space and plumbing for washing machine and dishwasher, space for fridge freezer, under cabinet lighting, arched pvc window to the front elevation, hatch to:-

LOUNGE DINER

4.19m x 3.66m (13'8" x 12'0")

With radiator, T.V aerial point, sliding patio doors opening to the:-

LIVING ROOM

3.93m x 3.62m (12'11" x 11'11")

With feature tinted roof lantern, pvc windows to the side and rear elevation, patio doors opening onto the rear garden, radiator, wall mounted T.V point.

INNER HALL

With radiator.

BEDROOM 1

4.63m x 3.49m (15'2" x 11'6")

With pvc sliding patio doors opening onto the front garden, pvc window to the side elevation, radiator, access to roof space, door to:-

EN-SUITE BATH & SHOWER ROOM

3.19m x 1.97m (10'6" x 6'6")

Fitted with a panelled bath with mixer tap over, shower enclosure with mixer shower, W.C, hand basin in a vanity unit, extractor fan, heated towel radiator, tiled walls.





BEDROOM 2

3.59m x 3.54m (11'10" x 11'7")

With pvc window to the rear elevation, built in mirror fronted wardrobes to one wall, radiator.

BEDROOM 3

3.11m x 1.96m (10'2" x 6'5")

With arched pvc window to the front elevation, radiator.

BATHROOM

2.47m x 2.22m (8'1" x 7'4")

With panelled bath with mixer tap over, pedestal hand basin, W.C, radiator, tiled walls.

OUTSIDE

The property is accessed via a shared driveway between No. 6 & 12 Church Lane serving 5 properties.

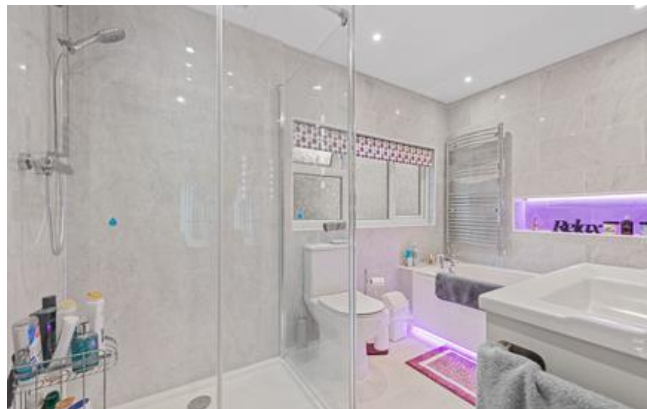
To the front of White Columns is a gravelled garden bordered by a low picket fence and a path leading to the front door. A concrete drive to the side provides ample parking and access to the:-

DOUBLE GARAGE

5.49m x 5.16m (18'0" x 16'11")

Of brick construction with a pitched tile roof, electric vehicle door, light and power connected.

A picket fence with handgate opens onto the rear garden which is mainly lawned with paved patio area and garden 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.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2024/25 - £1,923.56

AGENTS NOTES

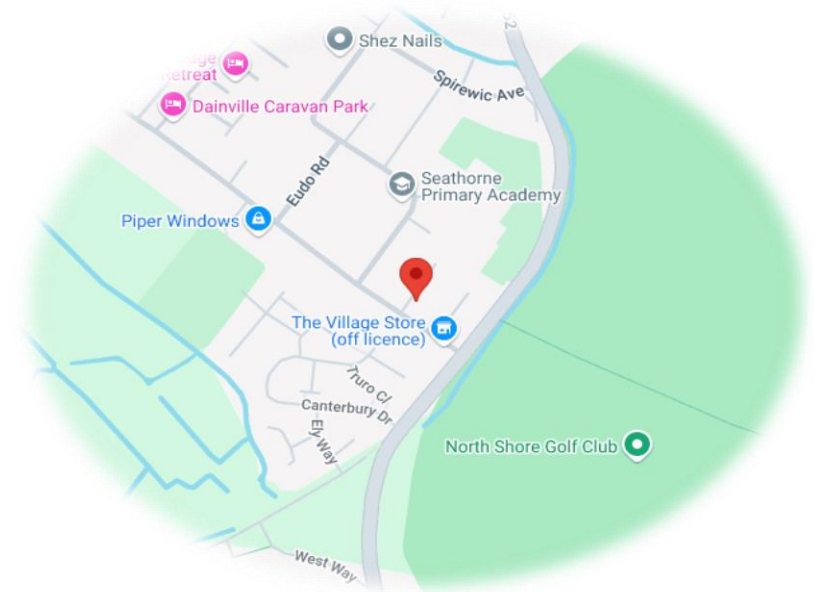
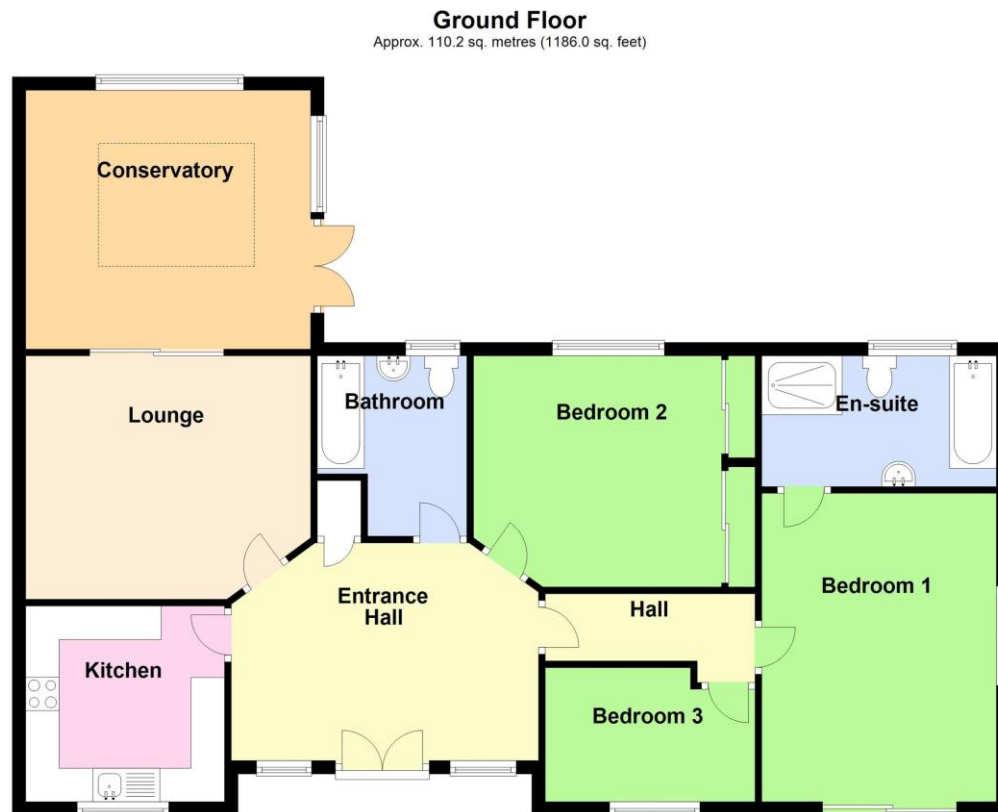
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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 **NEWTONFALLOWELL**

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