

**NEW
BUILD**

 **NEWTONFALLOWELL**



1 Marwood Court, Church Road South,
Skegness, Lincs, PE25 3BN



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£185,000



Key Features

- New Build
- Dining Kitchen & Lounge
- Ground Floor W.C
- 2 Bedrooms & Bathroom To First Floor
- Master Bedroom Suite To Second Floor
- Gas Central Heating
- Enclosed Rear Garden
- EPE Rating B
- Freehold



A three Bedroom End Terrace House offering three floors of accommodation with enclosed rear garden and parking in a convenient location to the west of Skegness town centre. With Entrance Lobby, Dining Kitchen, Lounge, ground floor W.C, Family Bathroom and a Master Bedroom Suite to the second floor with En-Suite Shower Room and Dressing Room. The property benefits from gas central heating with underfloor heating to the ground floor and pvc double glazing. Viewing essential. EPC Rating B



MARWOOD COURT

Marwood Court is a smart new development of 8 high quality, high specification homes set in a convenient location for town, schools and buses to the west of Skegness. Phase 1 was completed in 2023 with 4 houses in the rear courtyard and we are pleased to offer for sale the first house in Phase 2.

Parking is available in the rear courtyard with 1 space allocated to each property. Maintenance costs will be shared between the 8 houses.



ACCOMMODATION

Entrance is on the front elevation via a composite door to the:-

ENTRANCE LOBBY

With stairs to first floor.

KITCHEN 14'1" x 9'4" (4.3m x 2.8m)

Fitted with base and wall units, worksurfaces with updtands, built in oven, inset gas hob, 1 1/2 bowl stainless steel sink unit, pvc window to the front elevation, wall mounted Viessmann gas central heating boiler, plumbing for washing machine, pvc window to the front elevation, bi-fold doors to the:-

LIVING ROOM 12'7" x 12'5" (3.8m x 3.8m)

With pvc french doors to the rear garden.

W.C

With W.C with built in hand basin.

FIRST FLOOR LANDING

With pvc window to the front elevation, radiator.

BEDROOM 2 12'9" x 11'5" (3.9m x 3.5m)

With pvc window to the rear elevation with deep cill, radiator.

BEDROOM 3 11'3" x 6'3" (3.4m x 1.9m)

With pvc window to the front elevation, radiator.

BATHROOM 6'5" x 6'3" (2m x 1.9m)

With panelled bath with direct shower and glass screen over, wall mounted hand basin with drawer below, wall mounted W.C with concealed cistern, chrome ladder towel radiator, wetroom panelling, pvc window to the side elevation.

2ND FLOOR

BEDROOM 1 10'11" x 9'5" (3.3m x 2.9m)

With pvc window to the front elevation, radiator.

DRESSING ROOM 6'4" x 5'10" (1.9m x 1.8m)

With radiator.

EN-SUITE SHOWER ROOM 6'4" x 6'4" (1.9m x 1.9m)

With corner shower enclosure with direct shower and curved entry doors, W.C with hand basin above, wet room panelling, radiator, pvc Velux skylight window, ladder towel radiator.

OUTSIDE

To the front is a block paved path to the front door.

The enclosed rear garden is block paved for lower maintenance.







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 - to be banded.

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.

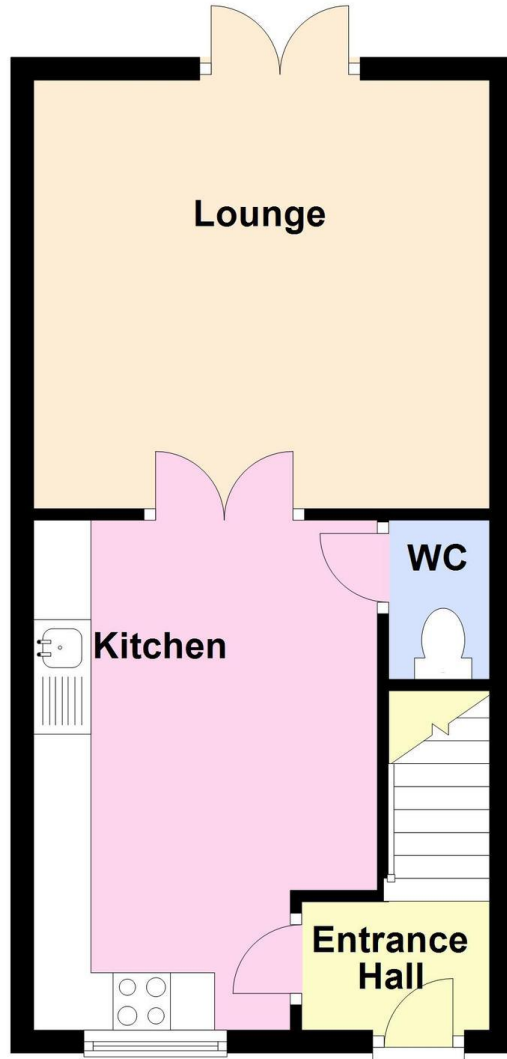






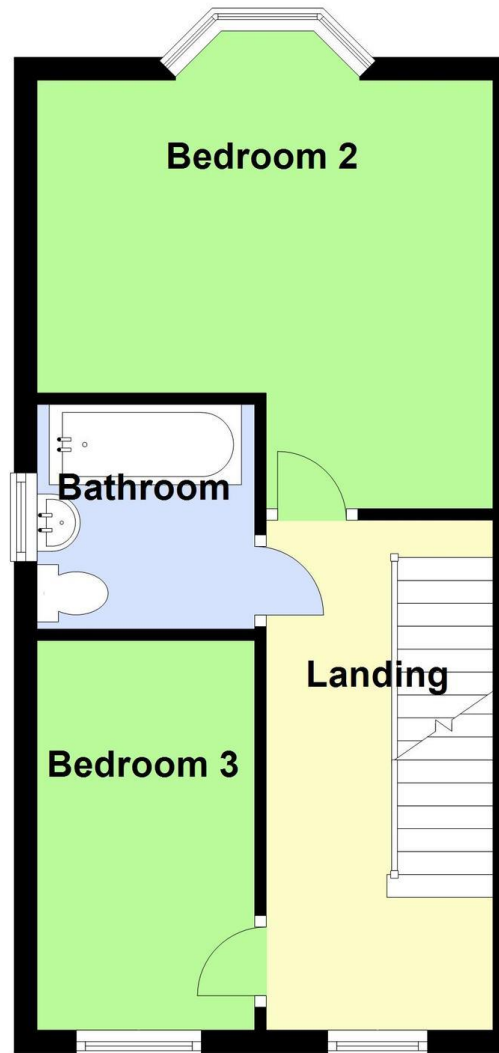
Ground Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



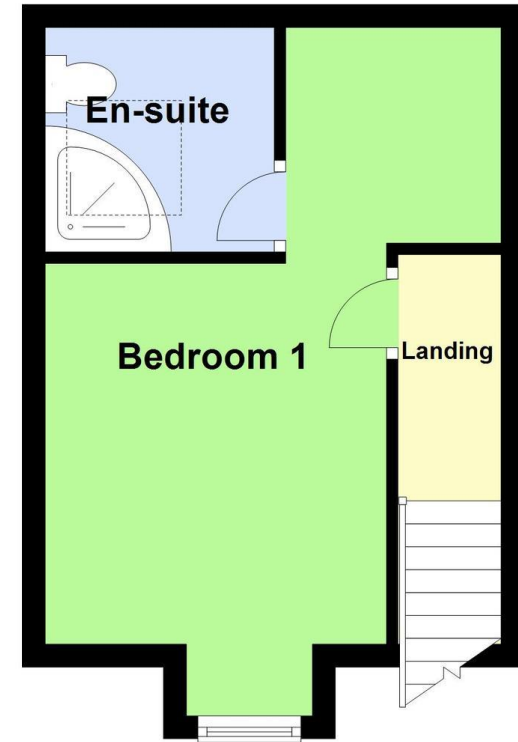
First Floor

Approx. 33.2 sq. metres (357.0 sq. feet)

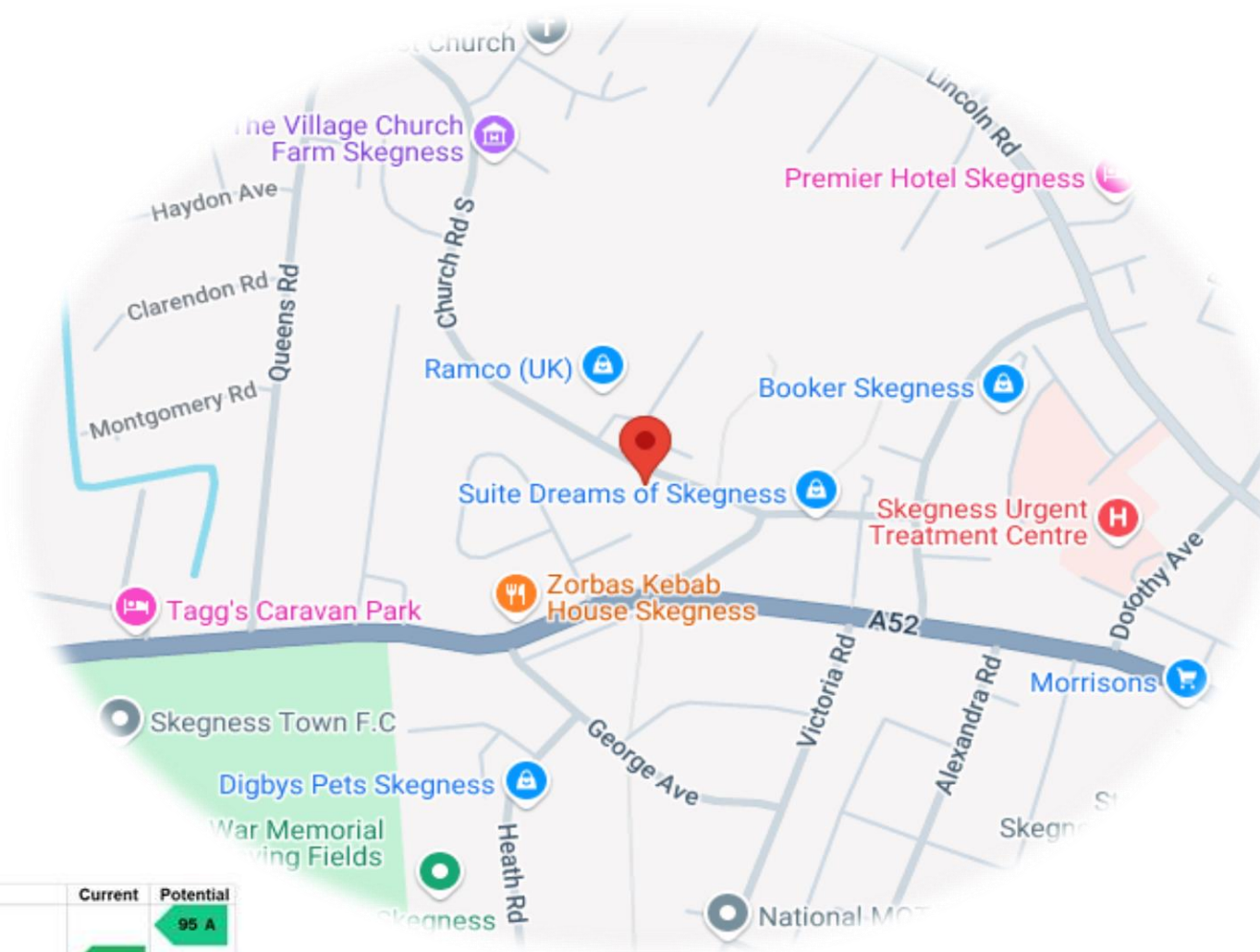


Second Floor

Approx. 22.1 sq. metres (238.0 sq. feet)



Total area: approx. 88.3 sq. metres (950.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		