



9a Albert Avenue, Skegness, PE25 3DQ



4



2



2

£325,000



## Key Features

- MODERN DETACHED FAMILY HOUSE
- CLOSE TO BEACH & GOLF COURSE
- EN-SUITE SHOWER ROOM
- PLAY ROOM (FORMER GARAGE)
- BLOCK PAVED DRIVEWAY
- REAR GARDEN
- EPC RATING D
- FREEHOLD
- COUNCIL TAX BAND C





A Modern and Stylish 4 Bedroom Detached House close to the Beach and Golf Links. With Hallway, Lounge, Play Room (former Garage), Dining Kitchen, Utility Room, WC, 4 Bedrooms, family Bathroom and En-Suite Shower Room. Block paved drive and rear garden. EPC Rating D.

## ACCOMMODATION

### ENTRANCE PORCH

With composit door to the side elevation, door to Garage/Play Room, double glazed doors into Hallway.

### GARAGE/PLAY ROOM 5.23m x 2.57m (17'2" x 8'5")

Converted into a Play Room. With up and over door behind studded wall, light, carpet and pvc window to the side elevation.

### HALLWAY

With decorative radiator, tiled floor, stairs off.

### CLOAKROOM/WC

With WC, vanity unit with wash basin, tiled floor.

### LIVING ROOM 5.71m x 3.6m (18'8" x 11'10")

With pvc bow window to the front elevation, vertical radiator, high pvc window to the side elevation, kardean wood effect flooring.

### DINING KITCHEN 6.3m x 3.02m (20'8" x 9'11")

With white gloss wall and base units, display wall units, electric hob, built in Bosch oven, extractor fan, integrated dish washer, pan drawers, built in seating area, space for table, radiator, tiled floor, spot lights, pvc window to the side elevation.

### UTILITY ROOM 2.79m x 1.99m (9'2" x 6'6")

With plumbing for washing machine, space for tumble dryer, tiled floor, pvc window to the rear elevation and pvc door to the side elevation.

## LANDING

With single glazed window to the side elevation, access to loft space.

### BEDROOM 1 3.48m x 4.69m (11'5" x 15'5")

With pvc window to the front elevation, radiator.

### EN-SUITE SHOWER ROOM 2.43m x 1.41m (8'0" x 4'7")

With WC, walk-in shower, vanity unit with wash basin, heated towel radiator, tiled floor, pvc obscure window to the side elevation.

### BEDROOM 2 4.5m x 2.75m (14'10" x 9'0")

With pvc window to the front elevation, radiator.

### BEDROOM 3 3.43m x 3.12m (11'4" x 10'2")

With pvc window to the rear elevation, radiator.

### BEDROOM 4 2.76m x 3.03m (9'1" x 9'11")

With pvc window to the rear elevation, radiator.

### BATHROOM 2.81m x 1.66m (9'2" x 5'5")

With WC, wash basin, bath with shower over and screen, part tiled walls, heated towel radiator, pvc window to the side elevation.

## OUTSIDE

The front garden is block paved providing parking.

A gate leads to the rear garden being fenced all around, with paved areas for seating and artificial grass.





## 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.

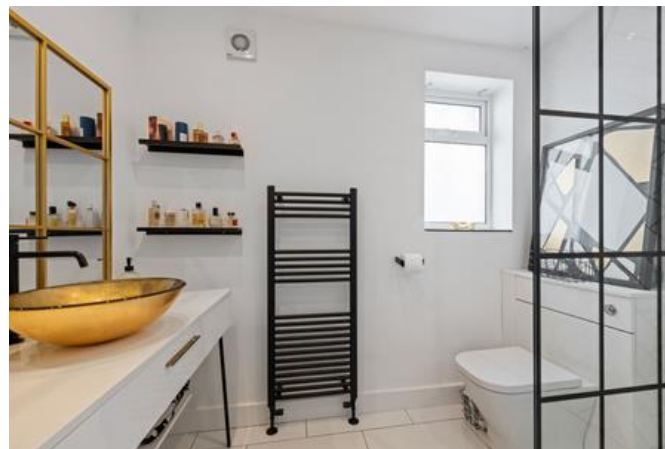
## COUNCIL TAX

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

## AGENTS NOTE

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.

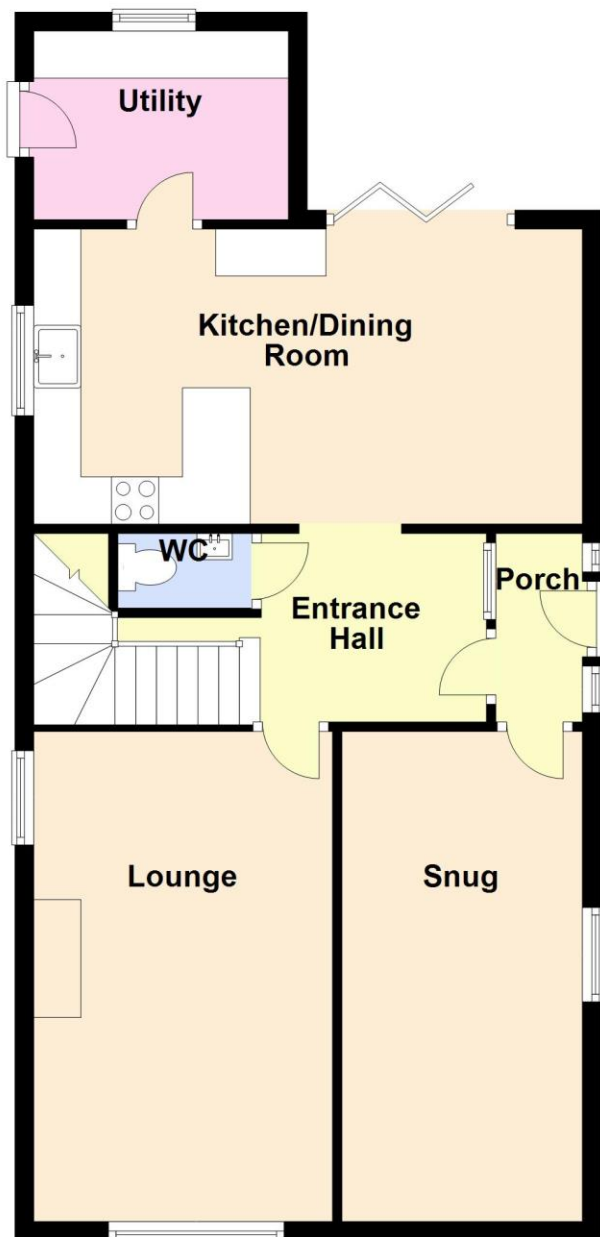






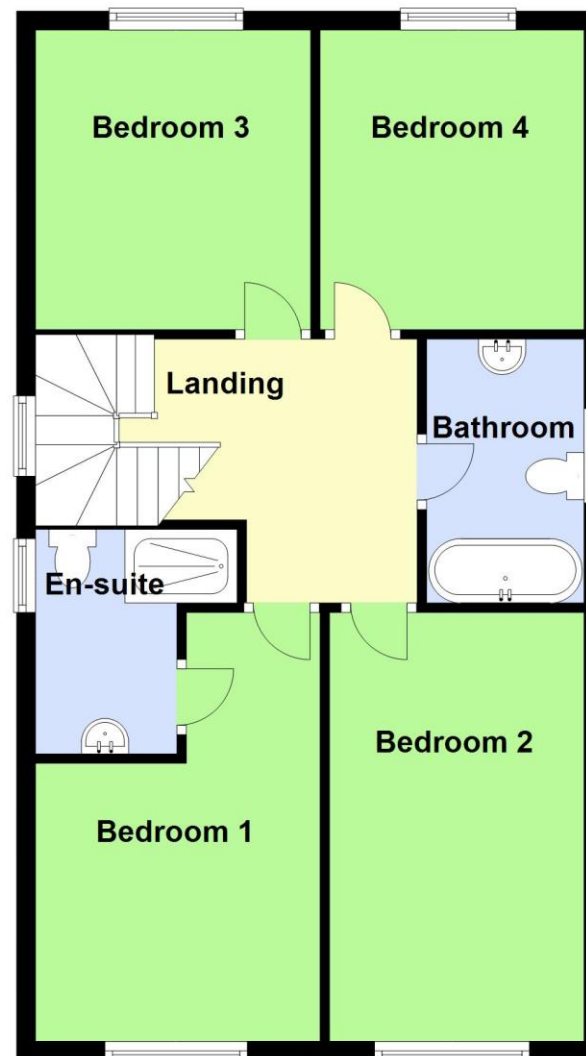
## Ground Floor

Approx. 68.2 sq. metres (734.1 sq. feet)

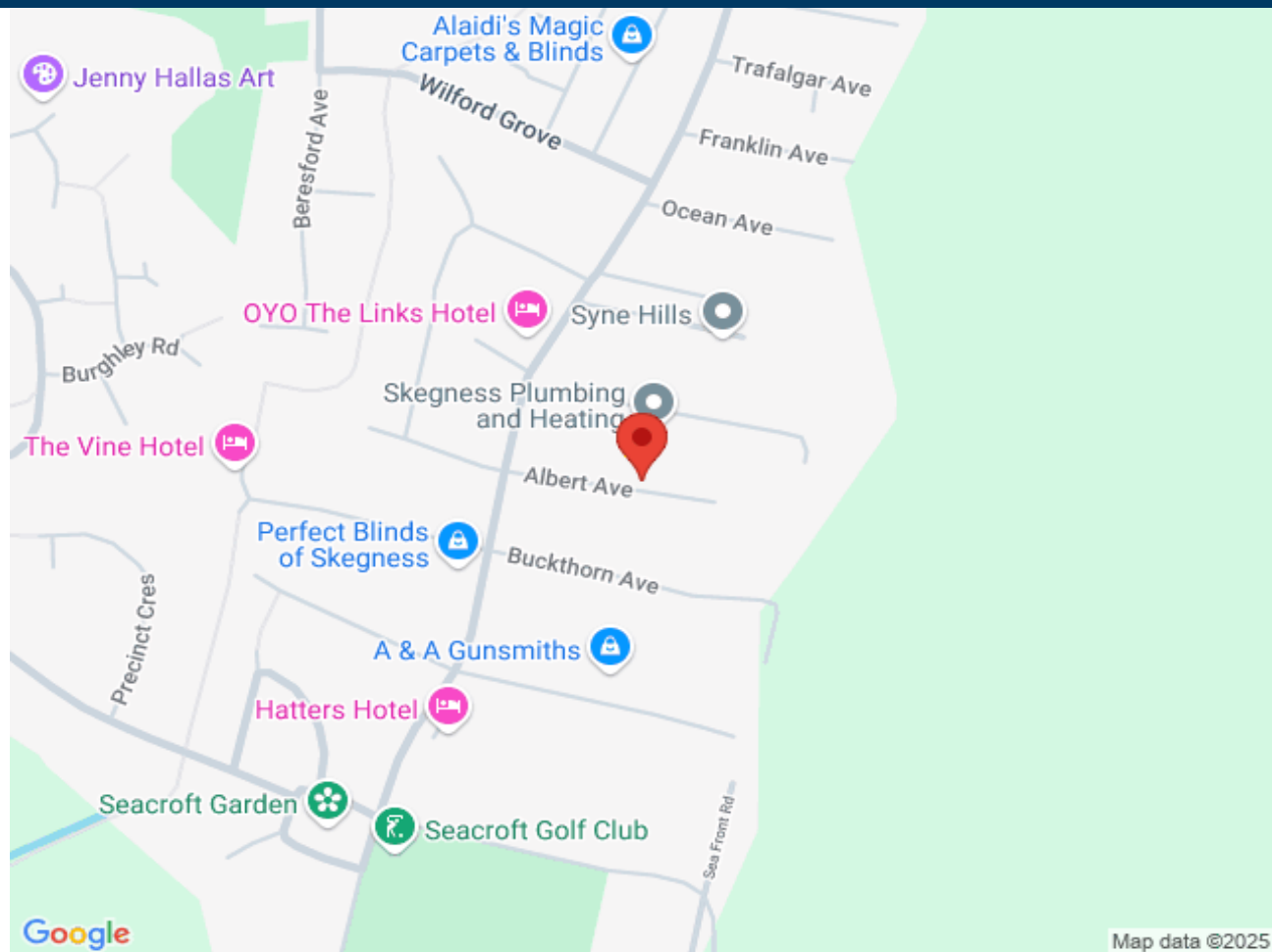


## First Floor

Approx. 62.4 sq. metres (671.9 sq. feet)



Total area: approx. 130.6 sq. metres (1406.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		