



25 Braceby Road, Skegness,
Lincs, PE25 2BE



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£199,950

- NO CHAIN
- WELL PRESENTED
- EN-SUITE BEDROOM
- GROUND FLOOR W.C
- FAMILY BATHROOM
- DRIVE & GARAGE
- LAWNED GARDENS
- FREEHOLD
- EPC RATING B
- COUNCIL TAX BAND B



NO CHAIN. A well presented End Terrace House with En-Suite Master Bedroom, drive and Garage situated on a modern estate close to schools, doctors and local shops. The accommodation comprises Entrance Hall, Lounge, Dining Kitchen, ground floor W.C, 3 Bedrooms and a family Bathroom. Lawned gardens to the front and rear, drive and Garage. EPC Rating B

ACCOMMODATION

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

ENTRANCE HALL

With stairs to first floor, built in storage cupboard, radiator.

LOUNGE

5.56m x 3.95m (18'2" x 13'0")

maximum being shaped. With pvc window to the front elevation, fireplace with inset electric fire, wall mounted T.V point, radiator.

DINING KITCHEN

4.97m x 3.4m (16'4" x 11'2")

Fitted with a modern range of base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, built in oven with gas hob and extractor hood above, integrated dishwasher, plumbing for washing machine, space for large fridge freezer, concealed wall mounted Viessmann gas central heating boiler, radiator, pvc window to the rear elevation, pvc french doors opening onto the rear garden. Door to:-





W.C

With W.C and hand basin.

FIRST FLOOR LANDING

With built in airing cupboard, access to roof space.

BEDROOM 1

3.63m x 3.05m (11'11" x 10'0")

With pvc window to the front elevation, radiator, built in wardrobe, door to:-

EN-SUITE SHOWER ROOM

2.13m x 1.81m (7'0" x 5'11")

Fitted with a corner tiled shower enclosure with direct shower, pedestal hand basin, W.C, opaque pvc window to the front elevation.

BEDROOM 2

3.16m x 2.72m (10'5" x 8'11")

With pvc window to the rear elevation, radiator.

BEDROOM 3

3.15m x 2.14m (10'4" x 7'0")

With pvc window to the rear elevation, radiator.

BATHROOM

2.04m x 1.69m (6'8" x 5'6")

Fitted with a panelled bath with tiled surround and direct shower over, pedestal hand basin, W.C, heated towel radiator.

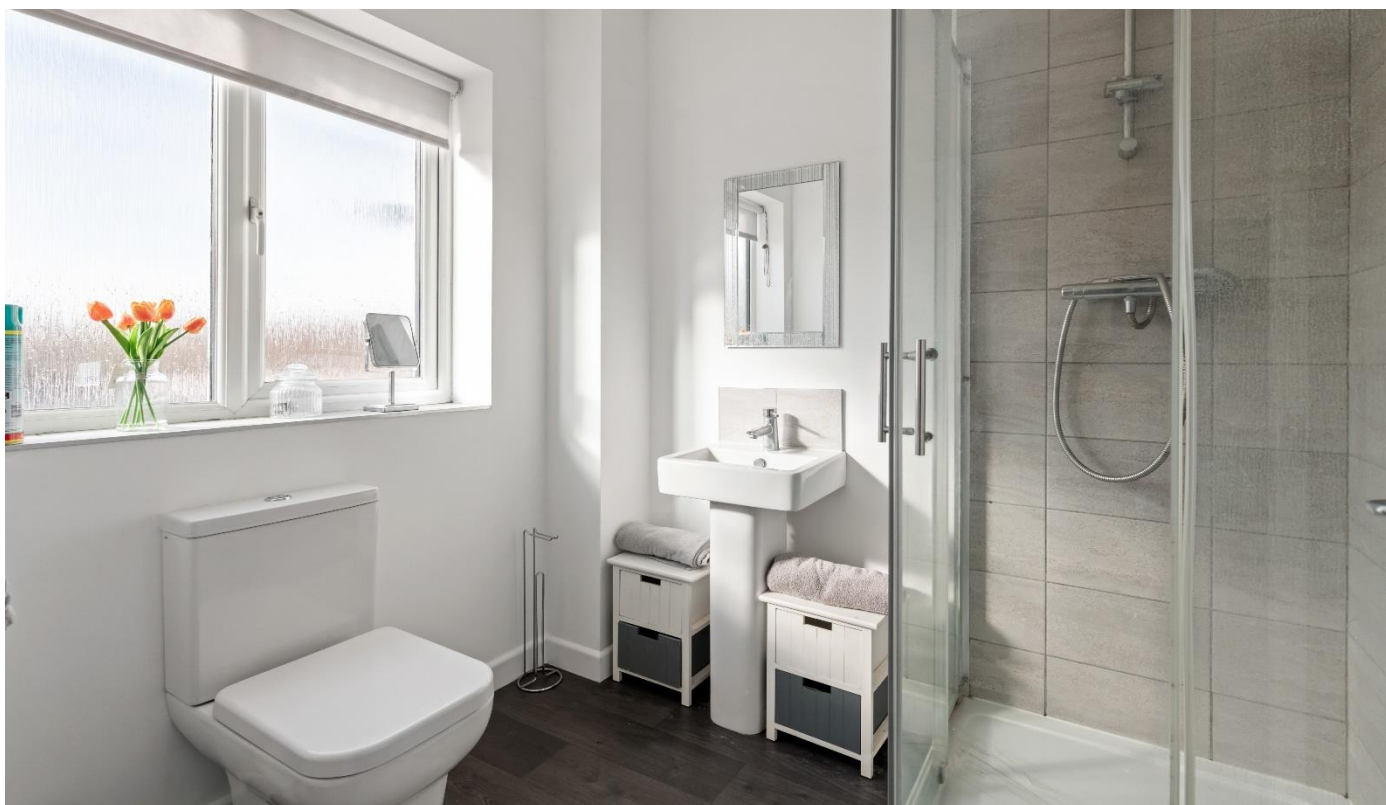
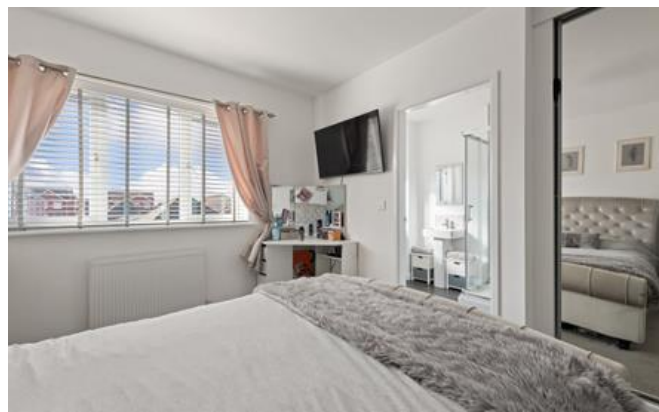
OUTSIDE

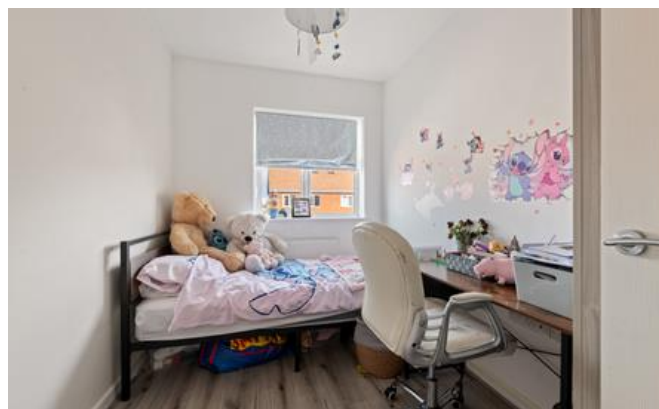
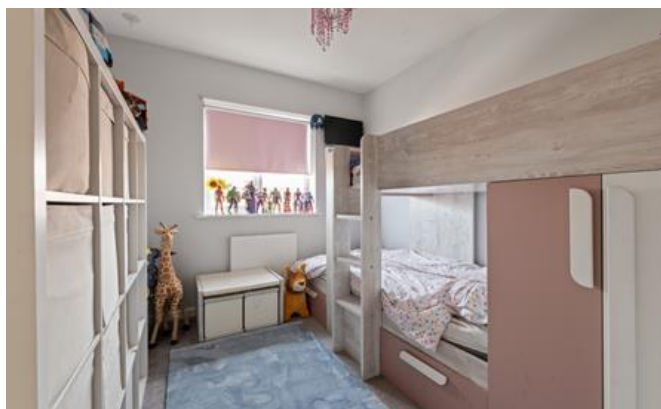
To the front is a neat lawned garden with block paved path to the front door. A block paved drive to the side of the house leads to the attached:-

GARAGE

With up and over vehicle door, light and power, door to the rear garden.

The enclosed rear garden includes a shaped lawn with paved seating areas and paths.





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 B - 2024/25 - £1,683.11

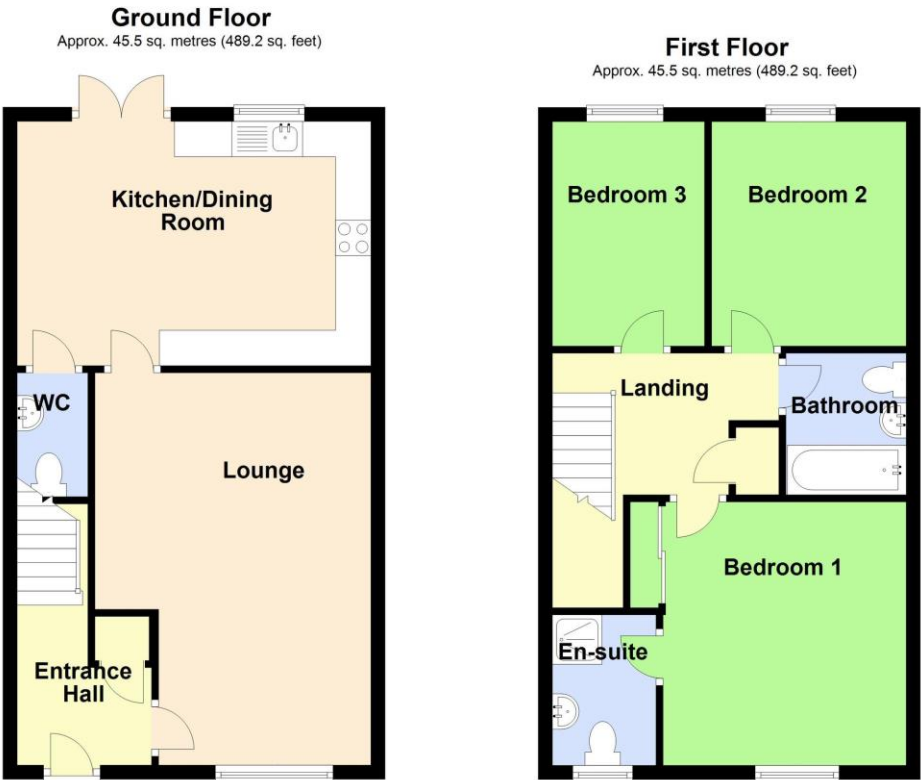
AGENTS NOTES

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.

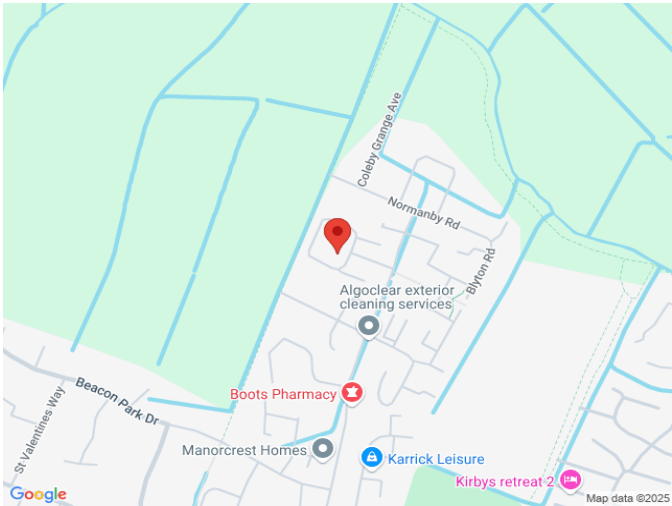
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan



Total area: approx. 90.9 sq. metres (978.4 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		



Newton Fallowell Skegness

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