



3 Castleton Boulevard,
Skegness, PE25 2TU



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£169,950

- NO CHAIN
- WELL PRESENTED
- CLOSE TO BEACH & TOWN
- KITCHEN & DINING ROOM
- LOUNGE & CONSERVATORY
- REAR PATIO GARDEN
- FREEHOLD
- COUNCIL TAX BAND A
- EPC RATING D



NO CHAIN. A well presented 2 bedroom town house with Conservatory and Garage in this popular location convenient for the town centre and sea front. The accommodation includes Porch, Lounge, Kitchen, Dining Room, Conservatory, Bathroom, gas central heating, pvc double glazing, rear patio garden and with car space and Garage to the rear. EPC Rating D

ACCOMMODATION

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

ENTRANCE PORCH

With inner glazed door to the:-

LOUNGE

5.5m x 3.45m (18'0" x 11'4")

With pvc bow window to the front elevation, stairs to the first floor, radiator, wall mounted gas fire.

KITCHEN

2.48m x 2.44m (8'1" x 8'0")

Fitted with a range of base and wall units, worksurfaces with tiled splash backs, 1 1/2 bowl stainless steel sink unit with mixer tap, built in double oven, electric hob with extractor hood above, space and plumbing for washing machine and dishwasher, wall mounted Worcester combi gas central heating boiler, pvc window to the rear elevation, laminate tile effect floor. Arched opening to the:-



DINING ROOM

3.02m x 2.53m (9'11" x 8'4")

With base and wall units, radiator, tile effect laminate flooring,

CONSERVATORY

3m x 2.63m (9'10" x 8'7")

Of pvc construction on a low brick wall, pvc door to the side elevation, radiator, tile effect laminate flooring.

1ST FLOOR LANDING

With access to roof space with pull down ladder and light.

BEDROOM 1

3.92m x 3.13m (12'11" x 10'4")

With pvc window to the front elevation, a range of fitted bedroom furniture comprising wardrobes, bedside cabinets and over bed storage, radiator.

BEDROOM 2

2.97m x 2.73m (9'8" x 9'0")

With pvc window to the rear elevation, fitted wardrobes with overbed storage.

SHOWER ROOM

2.62m x 1.7m (8'7" x 5'7")

With a tiled shower enclosure, hand basin in a vanity unit, W.C, heated towel radiator, opaque pvc window to the rear elevation.

OUTSIDE

To the front is a paved low maintenance garden area and the rear is also set out for lower maintenance with paved patio seating area , artificial grass and door to:

GARAGE

5.1m x 2.49m (16'8" x 8'2")

With up and over vehicle door, light and power and electric vehicle charger.

Vehicle access to the garage is via a private service road leading off Park Avenue with a tarmac car space.



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 A - 2025/26 - £1,494.32

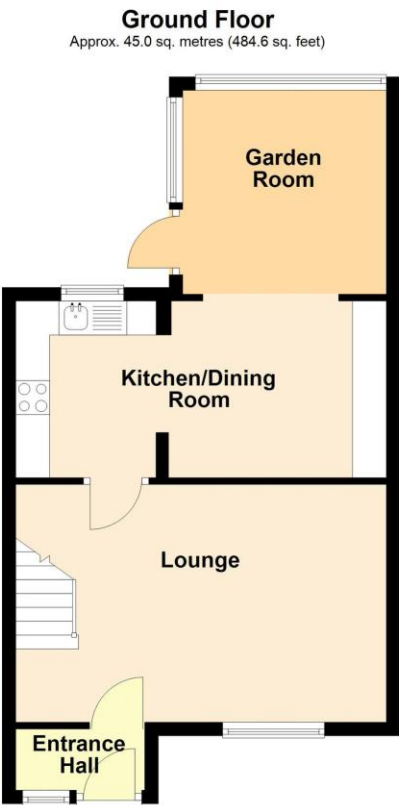
AGENTS NOTES

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.

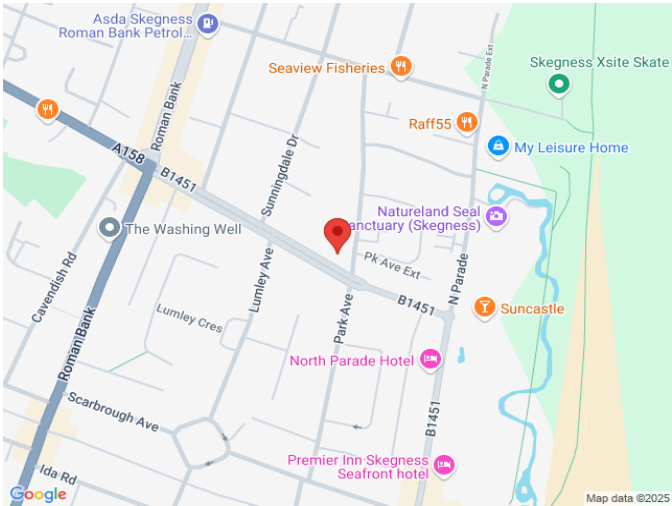
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Floorplan



Total area: approx. 80.2 sq. metres (862.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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