



23 Wickenby Way, Skegness, PE25 1GR



3



2



2



Freehold

£335,000

 3  2  2

---

### Key Features

- MODERN FAMILY HOME
- BEAUTIFULLY PRESENTED
- HALL, W.C, LOUNGE, UTILITY
- 20' OPEN PLAN KITCHEN & FAMILY ROOM
- MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE
- COUNCIL TAX BAND D
- EPC RATING C





A beautifully presented modern family home with views over open farmland, enclosed garden and 23' long Garage in this popular residential area convenient for local shops, doctors and schools. The accommodation comprises Entrance Hall with W.C, Lounge, 20' Open Plan Kitchen and Living Room with bifold doors opening onto the rear garden, Utility Room, Master Bedroom with En-Suite and Dressing Room (possible 4th Bedroom), 2 further Bedrooms and a family Bathroom. The property benefits from gas central heating and pvc double glazing. EPC Rating C

### ACCOMMODATION

Entrance is on the front elevation via a composite entrance door with Portico over opening into the:-

### HALLWAY

With stairs to first floor, tiled floor.

### W.C

With hand basin, W.C, radiator.

### LOUNGE

4.96m x 3.99m (16'4" x 13'1")

With pvc window to the front elevation and further walk in pvc bay window to the side elevation, 2 radiators, Karndean flooring.

### OPEN PLAN KITCHEN & LIVING ROOM

6.1m x 4.95m (20'0" x 16'2")

Fitted with a modern range of base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl ceramic sink unit, tall unit housing a built in oven and microwave, integrated dishwasher, central island unit with base cupboards and basket drawers below, large induction hob with extractor chimney above and seating for 4, pvc window to the front elevation. A tiled floor leads through to the Living area with pvc windows overlooking and bifold doors opening on to the rear garden, 2 radiators.

### UTILITY ROOM

2.11m x 1.59m (6'11" x 5'2")

With base and wall units, plumbing for washing machine, tiled floor, door to Garage.

### 1ST FLOOR LANDING

With access to roof space, built in airing cupboard.

### BEDROOM 1

4.98m x 3.31m (16'4" x 10'11")

With pvc window to the front elevation, 2 further pvc windows to the side elevation, opening to the:-

### DRESSING ROOM

2.75m x 2.64m (9'0" x 8'8")

With pvc window to the side elevation, radiator, a range of built in open fronted furniture to include hanging rails, shelving and drawers. The agents note the potential to move the doorway to create a 4th bedroom if required.







## EN-SUITE SHOWER ROOM

2.5m x 2.22m (8'2" x 7'4")

With walk in shower enclosure with sliding door, vanity unit with counter top basin, W.C, tiled walls and floor, pvc window to the front elevation.

## BEDROOM 2

3.97m x 2.79m (13'0" x 9'2")

With pvc window to the side elevation, radiator.

## BEDROOM 3

2.96m x 2.64m (9'8" x 8'8")

With pvc windows to the front and side elevations, radiator.

## BATHROOM

2.2m x 1.82m (7'2" x 6'0")

Fitted with a shaped bath with direct shower and screen over, vanity unit with counter top basin, W.C, traditional style towel radiator, tiled walls and floor, opaque pvc window to the side elevation.

## OUTSIDE

There are open plan lawned gardens to the front and side elevations and a block paved path leads to the front door.

A block paved drive leads to the:-

## GARAGE

7.02m x 2.61m (23'0" x 8'7")

With electric roller shutter door wall mounted Worcester gas central heating boiler, spotlight to ceiling, door to the Utility Room, door to rear elevation.

A gate opens onto the enclosed rear garden which is lawned with a paved patio seating area.





## 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 D - 2025/26 - £2,241.48

## 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.



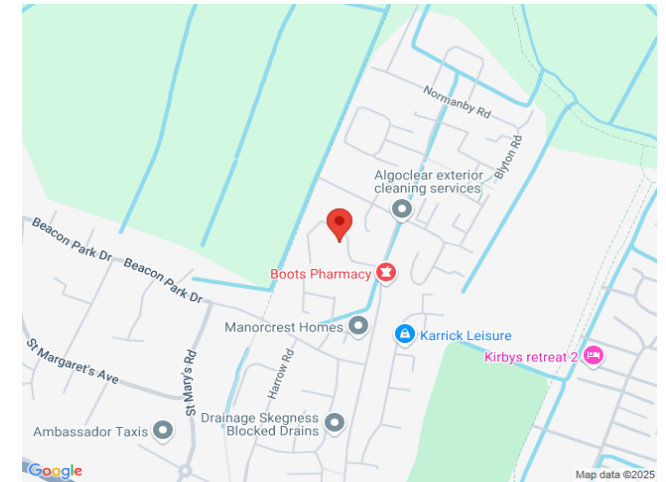




# Floorplan



Total area: approx. 139.8 sq. metres (1504.6 sq. feet)



Newton Fallowell Skegness

01754 766061  
skegness@newtonfallowell.co.uk