



75 Beacon Way, Skegness, PE25 1HJ



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£270,000 Freehold



Key Features

- SPACIOUS DETACHED BUNGALOW
- LARGE PLOT
- BEAUTIFULLY PRESENTED
- 22' LOUNGE
- 3 DOUBLE BEDROOMS
- AMPLE PARKING & GARAGE
- LAWNED GARDENS
- EPC RATING C
- COUCIL TAX BAND C



A beautifully presented and spacious 3 Bedroom detached bungalow on a good size plot with lawned gardens, drive providing ample parking and a Garage. Situated to the west of Skegness town centre in a popular residential area convenient for local shops, schools and doctors. The accommodation comprises Entrance Hall, 22' Lounge Diner, modern fitted Kitchen, Inner Hall with W.C, 3 double Bedrooms and a Bathroom. The property benefits from gas central heating and pvc double glazing. EPC Rating C





ACCOMMODATION

Entrance is on the side elevation via a LOBBY with pvc door with side screen, tiled floor and door to the:-

HALLWAY

With built in storage cupboard.

LOUNGE DINER

22'8" x 12'1" (6.9m x 3.7m)

With 2 pvc bay windows to the front elevation and a further window to the side elevation providing an abundance of light, 2 radiators, decorative fireplace surround.



KITCHEN

10'6" x 10'2" (3.2m x 3.1m)

Fitted with a modern range of base and wall units incorporating glazed display cabinets and pan drawers, worksurfaces with tiled splashbacks, inset ceramic sink unit with mixer tap over, built in oven with grill, electric hob with chimney style extractor hood above, integrated fridge, space and plumbing for washing machine, under cabinet lighting, concealed wall mounted gas central heating boiler, radiator, pvc window to the side elevation.

BEDROOM 2

11'8" x 9'0" (3.6m x 2.7m)

With pvc window to the side elevation, radiator, a range of built in sliding doored wardrobes to one wall.

REAR HALL

With a pvc door to the side elevation, radiator, access to roof space.

W.C

With W.C, opaque pvc window to the side elevation, hand basin in a vanity unit.



BATHROOM

7'10" x 6'8" (2.4m x 2m)

Fitted with a shaped panelled bath with shower and screen over, a range of built in furniture to one wall with inset sink unit and W.C with concealed cistern, tiled walls, heated towel radiator, opaque pvc window to the side elevation.

BEDROOM 1

15'5" x 11'0" (4.7m x 3.4m)

With pvc window to the side elevation, radiator, a range of built in sliding doored wardrobes to one wall.

BEDROOM 3

11'6" x 11'5" (3.5m x 3.5m)

With a pvc window to the rear elevation, radiator.

OUTSIDE

To the front is a lawned garden with a wrought iron fence with handgate opening onto a path to the entrance door.

Double vehicle gates open onto a concrete drive providing ample parking with inner gates opening onto a further concreted drive which leads to the:-

GARAGE

15'7" x 8'6" (4.7m x 2.6m)

With electric roller shutter door to the front.

The good sized rear garden is mainly lawned with concreted sitting areas, shrub borders, timber garden shed and timber Summerhouse/Store.

To the side of the bungalow is a concreted area with screen fencing and hand gate leading to the front.

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 - 2025/26 - £1,992.43

AGENTS NOTES

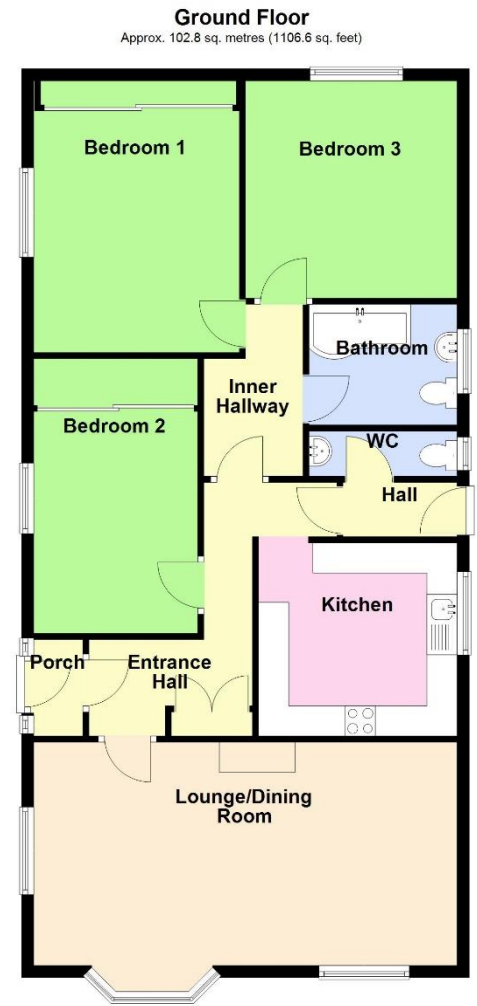
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Floorplan



Total area: approx. 102.8 sq. metres (1106.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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