



14 Green Lane, Skegness, PE25 3AE



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£450,000 Freehold

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## Key Features

- NO CHAIN
- SUBSTANTIAL FAMILY HOME
- GREAT LOCATION FOR BEACH & GOLF COURSE
- LOUNGE & CONSERVATORY
- DINING ROOM & STUDY
- GROUND FLOOR W.C
- BEDROOM WITH BALCONY
- 2 DRIVES & 2 GARAGES
- LARGE SOUTH FACING GARDEN
- EPC RATING E





NO CHAIN. A Substantial 5 Bedroom residence situated to the south of Skegness in the popular area of Seacroft just a stones throw from the Golf course, beach and only a short distance to Gibraltar Point Nature Reserve.

The accommodation comprises an open Porch, Entrance Hall, Lounge, Conservatory, Dining Room, Breakfast Kitchen, Study, rear Hall and Cloakroom. To the first floor are 5 Bedrooms, Bathroom and separate W.C. Externally the property benefits from 2 driveways providing ample off street parking, 2 Garages, a large south facing lawned garden with mature planting. Viewing is essential to appreciate the accommodation this beautiful family home has to offer. EPC Rating E





## LOCATION

The property lies at the quiet end of town near beautiful golden beaches, the secluded Gibraltar point Nature Reserve and just a short walk to the superb Seacroft Championship Golf Links.

## ACCOMMODATION

Entrance is on the side elevation via an:

## OPEN PORCH

With tiled floor, wooden door to the:-

## ENTRANCE HALL

With radiator, 2 built in cupboards, one housing a water softener, stairs to first floor with further built in cupboard under.

## LOUNGE

6.06m x 3.63m (19'11" x 11'11")

With pvc double glazed bow window to the front elevation and curved radiator below, decorative fireplace surround with open fire and marble hearth, leaded glazed french doors with side screens opening to the:-

## CONSERVATORY

3.89m x 3.47m (12'10" x 11'5")

Of pvc construction on a low brick wall with pvc windows, tiled floor with underfloor heating and pvc french doors opening out onto the garden.

## DINING ROOM

5.27m x 3.65m (17'4" x 12'0")

With pvc double glazed bay window overlooking the garden with built in seating and further pvc double glazed window to the side elevation, decorative fireplace surround with inset coal effect gas fire, radiator, serving hatch to the kitchen.



## BREAKFAST KITCHEN

5.63m x 2.8m (18'6" x 9'2")

With a range of limed oak base and wall units including glazed display cabinets and open shelving, worksurfaces with tiled splashbacks, inset double bowl sink unit with mixer tap over, built in high level double oven, gas hob, plumbing for dishwasher, radiator, 2 secondary glazed windows to the side elevations, serving hatch to the dining room, built in seating area.

## REAR HALL

With tiled floor, built in cupboard, exterior door to the rear elevation, sliding door to:-

## CLOAKROOM

With W.C, hand basin, single glazed window to the side elevation, wall mounted Vaillant gas central heating boiler.

## STUDY

3.8m x 2.88m (12'6" x 9'5")

With pvc window to the side elevation, built in storage, radiator, pvc french doors opening out to the rear garden,

## 1ST FLOOR LANDING

With pvc window overlooking the rear garden, access to roof space.

## BEDROOM 1

3.88m x 3.68m (12'8" x 12'1")

With pvc window overlooking the garden, radiator, built in wardrobes, vanity unit with inset wash basin, pvc french doors to the front elevation opening onto a **BALCONY**.



## BEDROOM 2

4.22m x 3.06m (13'10" x 10'0")

With pvc walk in bay window overlooking the garden, curved radiator below, built in wardrobes, hand basin in a vanity unit, bedside lights.

## BEDROOM 3

3.56m x 3.38m (11'8" x 11'1")

With pvc window overlooking the garden, built in cupboards and dressing table, hand basin in a vanity unit, radiator.

## BEDROOM 4

3.4m x 3.08m (11'2" x 10'1")

With pvc window to the rear elevation, built in cupboards and dressing table, hand basin in a vanity unit, radiator.

## BEDROOM 5

3.22m x 2.41m (10'7" x 7'11")

with pvc window to the side elevation, built in cupboards and dressing table, hand basin in a vanity unit, radiator.

## BATHROOM

With panelled bath with traditional hand shower attachment, pedestal hand basin, corner shower enclosure with direct shower, traditional towel radiator, built in airing cupboard, single glazed window to the side elevation.

## W.C

With W.C, opaque single glazed window.









## OUTSIDE

A concrete drive to the right of the house leads to the main entrance door and provides access to the:-

## GARAGE 1

With double wooden doors, side door to the garden.

A gate opens on a concreted area to the rear of the property which includes 2 timber garden sheds, a coal bunker and log store, cold water tap and a gate onto Vine Walk.

The main garden is to the side of the house and screened from the road by fencing with a large south facing lawned area with shrub and flower borders and inset trees and a paved patio seating area adjacent to the Conservatory.

A path leads to the bottom of the garden to the second driveway with double vehicle gates off Green Lane and access to:-

## GARAGE 2

Of sectional concrete construction with up and over door.

A further lawned pathway with pretty shrub borders leads back in front of the main garden to the front of the house.

## 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 and accompanied by their personnel.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band E- 2025/26 - £2739.59

## 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. 175.8 sq. metres (1892.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Newton Fallowell Skegness

01754 766061  
skegness@newtonfallowell.co.uk