



19 Blyton Road, Skegness,
Lincs, PE25 1HX



£200,000

- NO CHAIN
- SPACIOUS 3 STOREY TOWN HOUSE
- ENTRANCE HALL, W.C, UTILITY
- NEW BOILER
- COUNCL TAX BAND C
- FREEHOLD
- OPEN PLAN KITCHEN & FAMILY ROOM PLUS LOUNGE
- 2 BATHROOMS & 3 BEDROOMS
- GARDEN & PARKING
- EPC RATING B



NO CHAIN. A 3 Storey Town House on the popular Lumley Fields Estate convenient for primary and secondary schools, local shops and doctors surgery. The spacious accommodation comprises an Entrance Hall, W.C, Utility and open plan Kitchen and Family Room to the ground floor with patio doors out to the enclosed rear garden. To the first floor is a formal Lounge, Bathroom and Bedroom with 2 further Bedrooms and Bathroom to the second Floor. 2 allocated parking spaces. Viewing is essential to appreciate this modern family home. EPC Rating B

ACCOMMODATION

ENTRANCE HALL

With composit entrance door, tiled floor and radiator.

CLOAKROOM

With WC, vanity unit with washbasin, radiator, pvc window to the front elevation.

UTILITY

1.58m x 2.37m (5'2" x 7'10")

With base and wall units, worksurfaces, inset stainless steel sink unit, spaces for washing machine and dryer, wall mounted gas central heating boiler, radiator, tiled floor, pvc window to the front elevation.





KITCHEN & FAMILY ROOM

5.63m x 4.49m (18'6" x 14'8")

Nicely fitted with a range of high gloss base and wall units, worksurfaces with matching splashbacks, stainless steel sink unit with mixer tap over, gas hob with stainless steel chimney hood above, integrated dishwasher, a range of tall cupboards to one wall incorporating an eye level built in oven and integrated fridge freezer. A breakfast bar forms a divide to the living area with pvc french doors with side screens to the rear garden, tiled floor, 3 radiators.

1ST FLOOR LANDING

With radiator and stairs off.

LOUNGE

3.47m x 4.48m (11'5" x 14'8")

With 2 vertical radiators, pvc french doors open onto the juliette balcony overlooking the green, T.V aerial point.

BEDROOM 3

2.60m x 4.50m (8'6" x 14'10")

With radiator and pvc window to the rear elevation.

BATHROOM

2.02m x 2.41m (6'7" x 7'11")

Beautifully fitted with a bath in a tiled surround with mixer taps, shower and screen over, wall hung wash basin, WC with concealed cistern, heated towel radiator, tiled floor and part tiled walls.

2ND FLOOR LANDING

With radiator and access to loft space.

MASTER BEDROOM

3.19m x 3.89m (10'6" x 12'10")

With pvc window to the front elevation, built in wardrobes to one wall, radiator, door to the Bathroom.

BATHROOM

2.12m x 2.28m (7'0" x 7'6")

Beautifully fitted with a bath in a tiled surround with mixer taps, shower and screen over, wall hung wash basin, WC with concealed cistern, heated towel radiator, tiled floor and part tiled walls.

BEDROOM 2

2.61m x 4.46m (8'7" x 14'7")

With radiator, pvc window to the rear elevation.

OUTSIDE

To the front is a small chipped frontage with block paved path to the front door.

To the rear is an enclosed lawned garden with paved paths, aluminium shed and gate to the rear access passage.

2 Allocated parking spaces to the front.

TENURE

Freehold.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

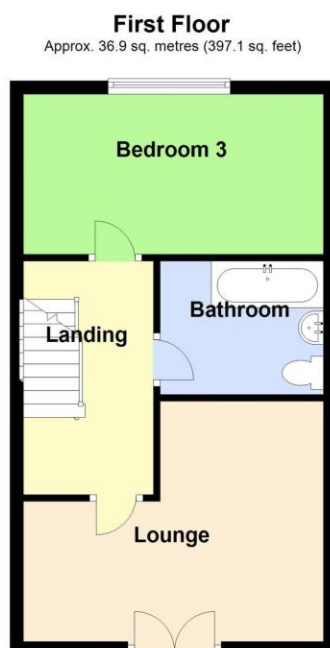
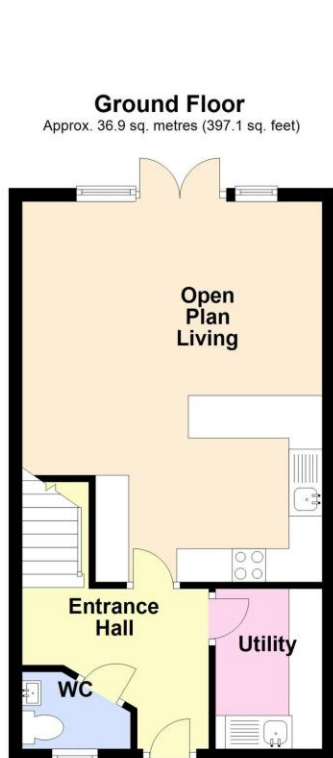
By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council

Band C- 2022/23 - £1833.77





Total area: approx. 110.2 sq. metres (1186.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

01754 766061
skegness@newtonfallowell.co.uk