



8 Skipworth Way, Winthorpe,
Skegness, PE25 1RS



£147,000

- DORMER BUNGALOW
- 2 BEDROOMS
- KITCHEN & LOUNGE
- GROUND FLOOR W.C
- FREEHOLD
- GAS CENTRAL HEATING
- LOW MAINTENANCE GARDEN
- PARKING TO THE REAR
- COUNCIL TAX BAND A
- EPC RATING C



A semi detached dormer style bungalow situated in a popular location with 2 Bedrooms and parking space to the rear. The accommodation comprises Entrance Hall, W.C, Kitchen, Lounge and Bedroom, further Bedroom and Shower Room to the first Floor. The property benefits from gas central heating, pvc double glazing, low maintenance gardens and Shed. EPC Rating C

ACCOMMODATION

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

ENTRANCE HALL

With built in cupboard, stairs leading off with radiator and double socket under.

W.C

With pedestal hand basin, W.C, radiator, opaque pvc window to the rear elevation.

KITCHEN 8'11" x 5'5" (2.7m x 1.7m)

With base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, built under oven with 4 ring gas hob (both new 2023) and stainless steel extractor hood above, pvc window to the front elevation, tall cupboard housing the Viessmann gas central heating boiler (new 2023) , appliance space, radiator



LOUNGE 15'2" x 10'6" (4.6m x 3.2m)

With pvc bow window to the front elevation, radiator.

BEDROOM 2 10'7" x 9'0" (3.2m x 2.7m)

With pvc window to the rear elevation, radiator.

FIRST FLOOR

With pvc window to the side elevation, access to roof space and eaves storage space.

BEDROOM 1 13'4" x 8'0" (4.1m x 2.4m)

With Velux skylight window with blind to the front elevation, radiator, access to eaves storage space.

SHOWER ROOM

Re-fitted with a walk in shower with glass screen, hand basin, W.C, radiator, pvc window to the side elevation, extractor.

OUTSIDE

To the front is a low brick wall and gravelled garden area. A concrete path leads the side entrance door with steps up. The rear garden is paved with gravelled borders and timber Shed. A gate leads to a private rear access road and allocated parking space for residents only.

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.

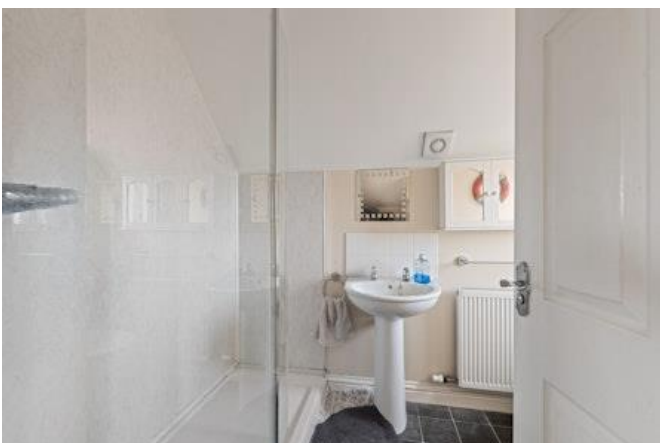
COUNCIL TAX

Charging Authority – East Lindsey District Council
Band 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.

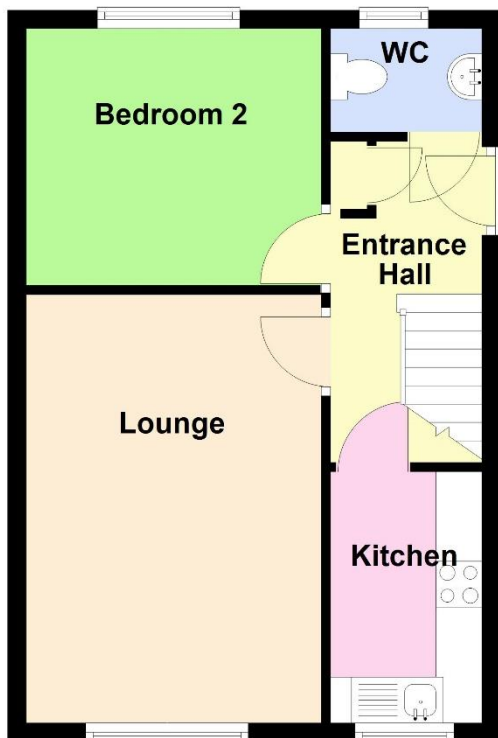
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Ground Floor

Approx. 37.7 sq. metres (405.5 sq. feet)

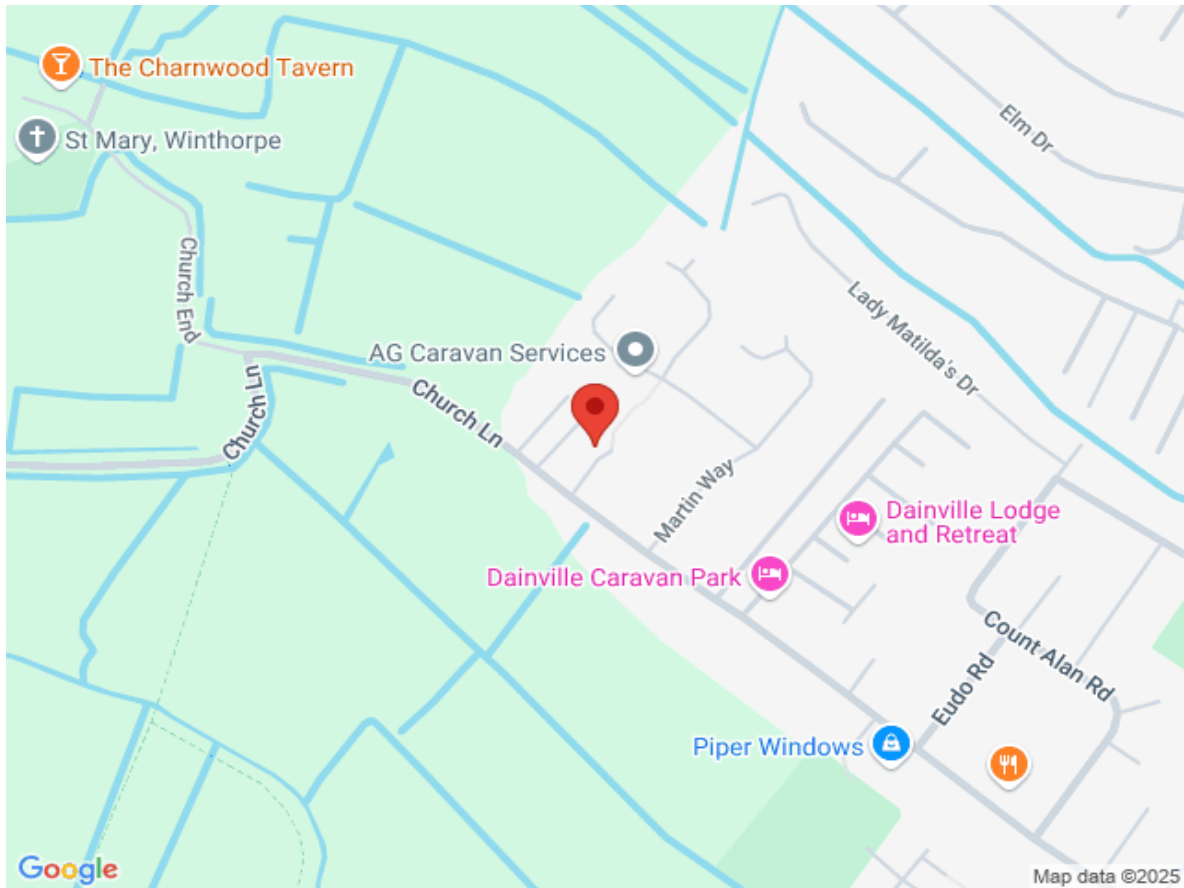


First Floor

Approx. 25.5 sq. metres (274.2 sq. feet)



Total area: approx. 63.1 sq. metres (679.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		