



29 Albany Way, Skegness,
Lincs, PE25 2NA



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£225,000



Key Features

- WELL PRESENTED BUNGALOW
- 3 BEDROOMS
- MORDERN KITCHEN & BATHROOM
- 21' LOUNGE / DINER
- LAWNED GARDENS
- DRIVE & FORMER GARAGE
- VIEWING ESSENTIAL
- EPC rating D
- COUNCIL TAX BAND C
- FREEHOLD



A beautifully presented 3 Bedroom detached bungalow located to the west of Skegness town centre convenient for the doctors, schools and local shops.

The accommodation comprises Entrance Hall, Lounge Diner, modern fitted Kitchen and Bathroom. Externally are good sized front and rear gardens, drive and Store (former Garage). Viewing is essential to appreciate this ready to move into property.

EPC Rating D





ACCOMMODATION

Entrance is on the side elevation via a new composite door with side screen to the:-

ENTRANCE HALL

With mat well, built in airing cupboard, radiator.

LOUNGE DINER

3.91m x 6.38m (12'10" x 20'11")

reducing to 2.90m (9'6"). With 2 pvc windows to the front elevation, pvc window to the side elevation, 2 radiators.



KITCHEN

2.79m x 3.18m (9'2" x 10'5")

Beautifully re-fitted with a modern range of base units and contrasting wall units, work surfaces with matching splashbacks, inset oven with gas hob and concealed extractor hood above, inset 1 1/2 bowl sink unit with mixer tap over, appliance spaces, pvc window and opaque pvc door to the side elevation.

INNER HALL

With built in airing cupboard housing the gas central heating boiler, access to roof space.



BATHROOM

2.11m x 1.73m (6'11" x 5'8")

Fitted with a panelled bath with mixer tap with shower attachment and folding screen over, pedestal hand basin, W.C., tiled walls.

BEDROOM 1

3.33m x 3.43m (10'11" x 11'4")

With pvc window to the rear elevation, radiator

BEDROOM 2

2.79m x 3.35m (9'2" x 11'0")

With pvc sliding patio doors to the rear garden, radiator.

BEDROOM 3

2.34m x 2.92m (7'8" x 9'7")

With pvc window to the side elevation, radiator.

OUTSIDE

To the front is a lawned garden with raised gravelled garden beds and new planting. A concrete drive with gravelled border leads to the:-

FORMER GARAGE

being used as a Store with pvc front door and side screen, light and power.

Adjacent to the garage a pvc door opens onto a covered passage which leads to the rear garden which is mainly laid to lawn with newly gravelled and planted beds and a concreted sitting area with low brick wall and a decked seating terrace.

TENURE

Freehold.

SERVICES

The property has mains electricity, gas, water and drainage connected. Heating is via an gas 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 C - 2025/26 - £1992.43

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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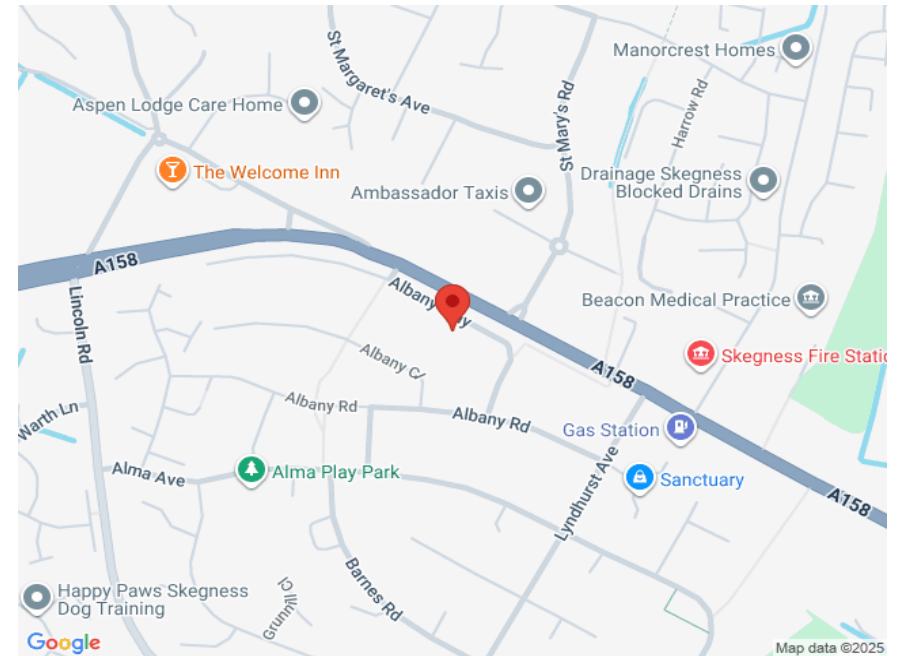




Floorplan



Total area: approx. 74.3 sq. metres (799.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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