



## 65 Church Lane

Winthorpe, Skegness

NO CHAIN. A beautifully re-furbished 3 bedroom semi detached house in the popular area of Winthorpe just a short walk away to local facilities, the beach and a primary school. The accommodation comprises Entrance Hall, 26ft Lounge Diner and new fitted kitchen. To the first floor are 3 Bedrooms, a stylish re-fitted family Bathroom and a separate W.C. The front of the property is gravelled to provide off road parking and to the rear are 2 attached brick Stores and an enclosed garden with lovely open farmland views beyond. The property benefits from a new gas central heating boiler and electric rewire. Viewing is essential to appreciate this ready to move into family home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





## ACCOMMODATION

Entrance is on the front elevation via a pvc door with windows either side opening to the:-

## ENTRANCE HALL

16' 6" x 7' 11" (5.04m x 2.42m)

With stairs to first floor with cupboard under, decorative wall panelling to half height, radiator.

## LOUNGE & DINING ROOM

26' 11" x 11' 11" (8.21m x 3.63m)

To the lounge area is a pvc bay window to the front elevation, radiator and an opening leading to the dining area with a further radiator and pvc french doors to the rear garden.

## KITCHEN

13' 6" x 8' 3" (4.11m x 2.51m)

Beautifully re-fitted with a range of shaker base units with worksurfaces and matching upstands, inset composite sink unit with mixer tap over, built under oven with ceramic hob and extractor hood above, a pair of wall units, appliance space, space for fridge freezer, modern vertical radiator, pvc window to the side elevation.

## FIRST FLOOR LANDING

With pvc window to the side elevation,

## BEDROOM 1

12' 10" x 10' 11" (3.92m x 3.34m)

With pvc window to the front elevation, radiator.

## BEDROOM 2

11' 11" x 10' 6" (3.62m x 3.19m)

With pvc window to the rear elevation, radiator.

## BEDROOM 3

8' 11" x 7' 10" (2.73m x 2.40m)

With pvc window to the front elevation, radiator.

## BATHROOM

10' 2" x 7' 10" (3.10m x 2.39m)

Beautifully re-fitted with a freestanding bath with pillar tap and hand shower attachment, walk in shower with



**BATHROOM**

10' 2" x 7' 10" (3.10m x 2.39m)

Beautifully fitted with a freestanding bath with pillar tap and hand shower attachment, walk in shower with ribbed glass screen, vanity unit with countersunk hand basin and mixer tap, illuminated mirror, W.C, part tiled walls, tiled floor, opaque pvc window to the rear elevation.

**W.C**

4' 2" x 3' 0" (1.27m x 0.91m)

With W.C, opaque pvc window to the side elevation.

**OUTSIDE**

To the front is a gravelled drive providing off street parking. A gate to the side with two brick garden STORES leads around to the enclosed rear garden which is mainly lawned with decked seating area adjacent to the dining room. Beyond the rear garden lies open farmland.

**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.

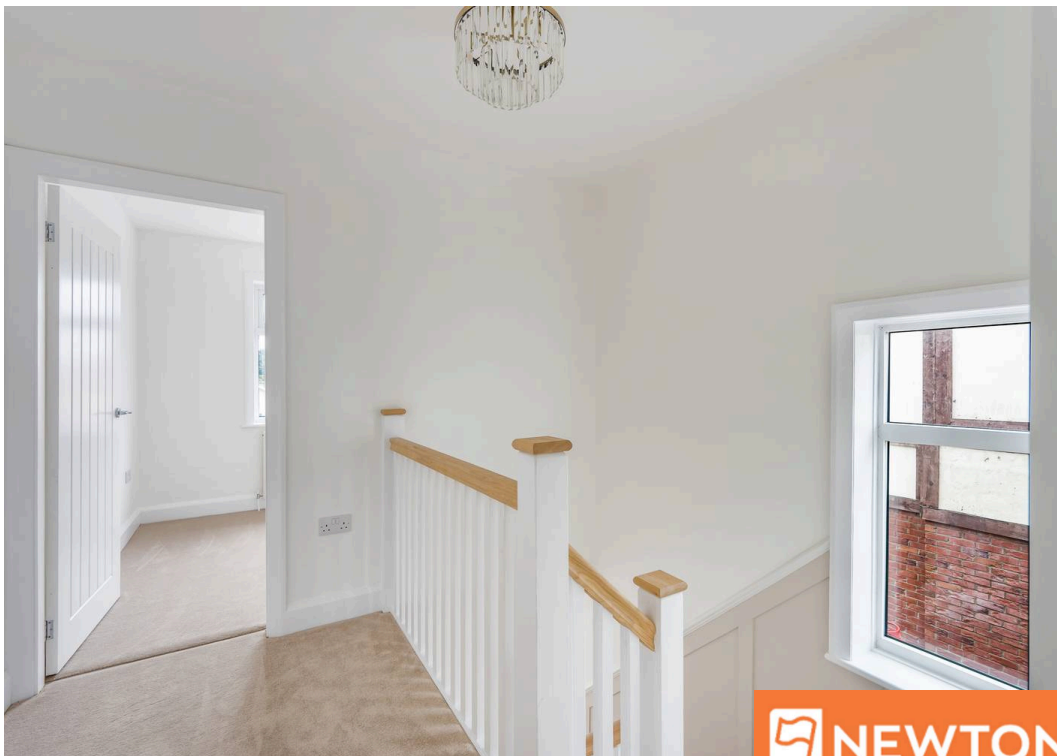
**VIEWING**

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

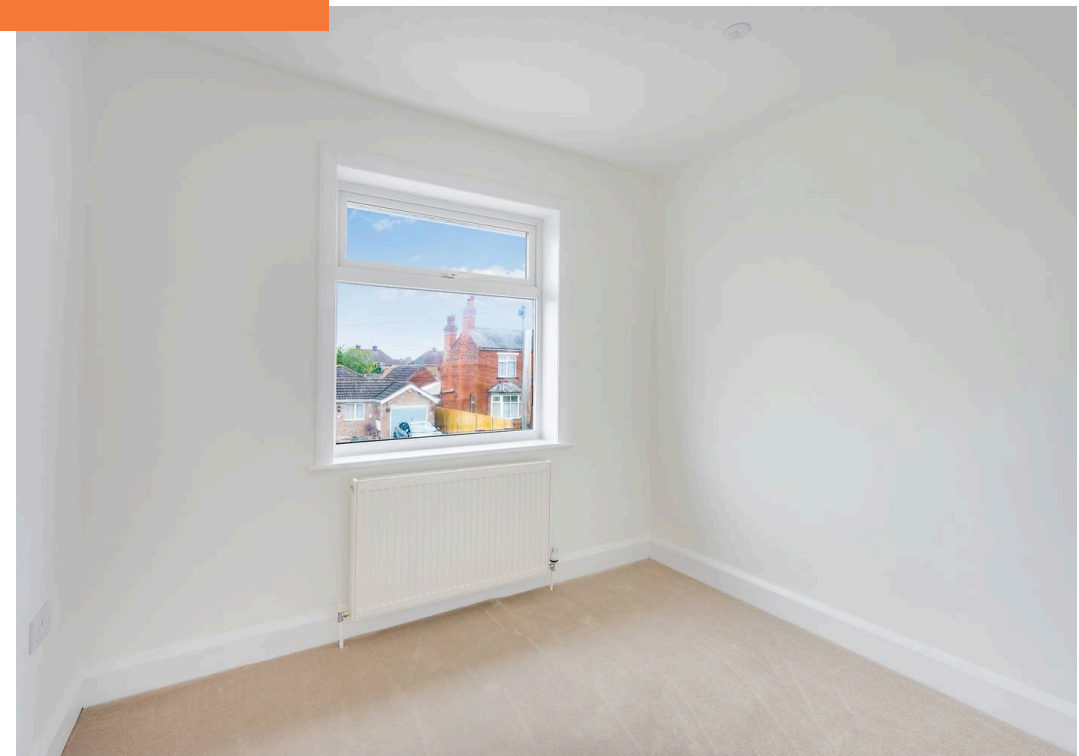
**COUNCIL TAX**

Charging Authority – East Lindsey District Council Band B - 2026/27 - £1804.19





 **NEWTON FALLOWELL**







#### **ANTI-MONEY LAUNDERING REGULATIONS**

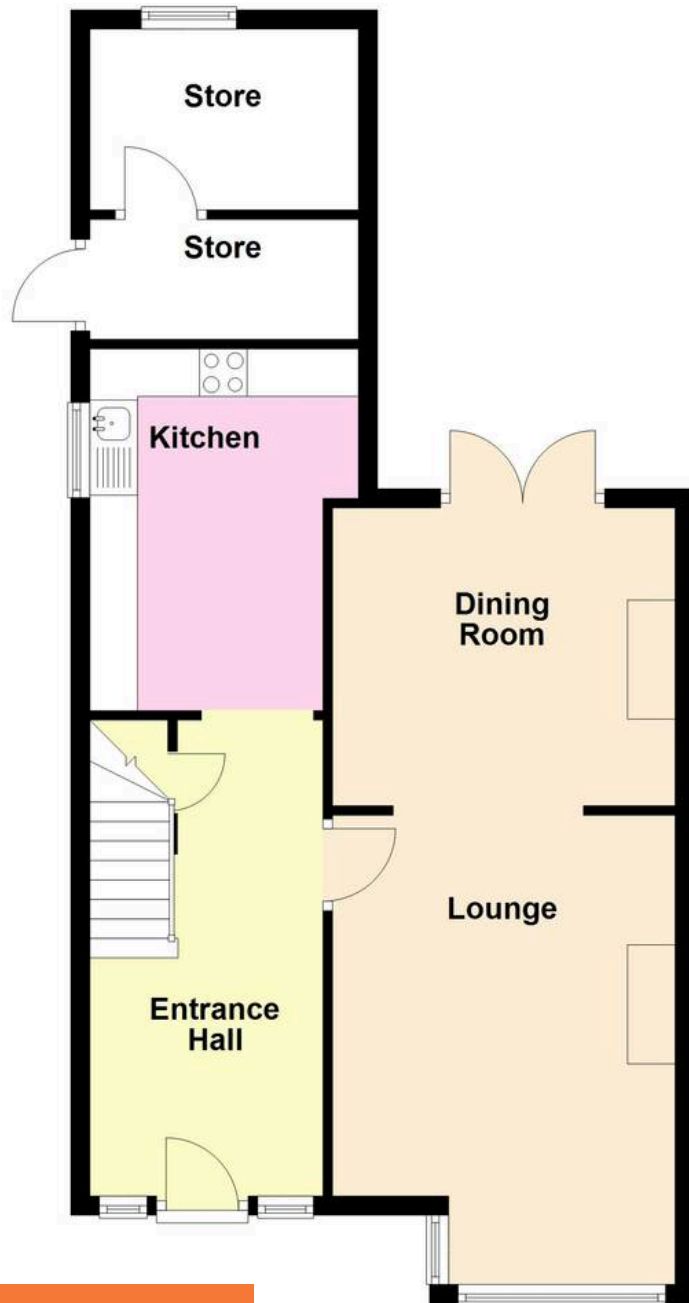
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

#### **AGENTS NOTES**

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### Ground Floor

Approx. 59.8 sq. metres (643.3 sq. feet)



### First Floor

Approx. 49.1 sq. metres (528.8 sq. feet)





## Newton Fallowell Estate Agents

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