



2 Trafalgar Avenue

Skegness

No Onward Chain. A Stunning detached house offering lots of charm and character situated in a popular area of Skegness close to local shops, beach and the championship Seacroft Golf Course. The accommodation comprises Entrance Porch, Lobby, 25' Lounge, Dining Room, Inner Hall, 17ft Breakfast Kitchen with rear Lobby and W.C. To the first floor is a split level landing with 3 Bedrooms, Bathroom and a Shower Room. The property occupies an elevated position with steps leading up to a mature lawned front garden and a covered courtyard leads around to a lawned garden with paved patio seating area. Viewing is essential to appreciate this immaculate family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





ACCOMMODATION

COVERED PORCH

With original tiled floor and wooden entrance door with coloured leaded glazed panel opening to:-

LOBBY

With original floor tiled, radiator, pretty coloured leaded glazed window to the front elevation, door to:-

LOUNGE

25' 2" x 12' 2" (7.68m x 3.72m)

With walk in leaded glazed bay window to the front elevation, 2 radiators, picture rail and decorative coving to ceiling, wooden fireplace surround with inset coal effect gas fire, pvc french doors opening to the rear garden.

INNER HALL

With radiator, stairs to first floor with storage cupboard below housing the Worcester gas central heating boiler.

DINING ROOM

12' 3" x 10' 0" (3.73m x 3.04m)

With french doors to the front elevation overlooking the Porch, leaded glazed window to the side elevation, radiator, picture rail and decorative coving to ceiling.

BREAKFAST KITCHEN

17' 8" x 10' 3" (5.39m x 3.12m)

maximum being shaped. Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowls ink unit with mixer tap over, space and plumbing for washing machine, built in oven with electric hob above, integrated fridge, radiator, pvc windows to the side and rear elevations, door to:-

W.C

With W.C, pvc window to the rear elevation, radiator.

1ST FLOOR LANDING

With window to the side elevation.

BATHROOM

12' 2" x 5' 1" (3.71m x 1.56m)

With bath with traditional mixer tap and hand shower attachment over, pedestal hand basin, W.C, part tiled walls, leaded glazed circular window to the front and further leaded glazed window to the rear, radiator.

BEDROOM 1

20' 1" x 12' 2" (6.11m x 3.70m)

With leaded glazed window to the front elevation, further leaded glazed pvc window to the rear elevation, 2 radiators, built in cupboard.

BEDROOM 2

10' 11" x 9' 11" (3.32m x 3.02m)

With leaded glazed window to the front elevation, radiator, decorative cast fireplace, access to roof space.

BEDROOM 3

10' 0" x 9' 4" (3.05m x 2.85m)

With leaded glazed pvc window to the rear elevation, radiator.

SHOWER ROOM

6' 8" x 7' 11" (2.03m x 2.41m)

With shower tray and direct shower, W.C, pedestal hand basin, part tiled walls, extractor, opaque window to the side elevation, airing cupboard housing the hot water cylinder.





OUTSIDE

To the front is a low decorative fence boarded by hedging and an arched gate with steps leading upto the lawned front garden with mature planted borders. A path to the side of the house leads through a covered courtyard to the rear garden where there is a timber garden shed, cold water tap. To the west side is a lawned garden and a paved patio area adjacent to the Lounge.

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.

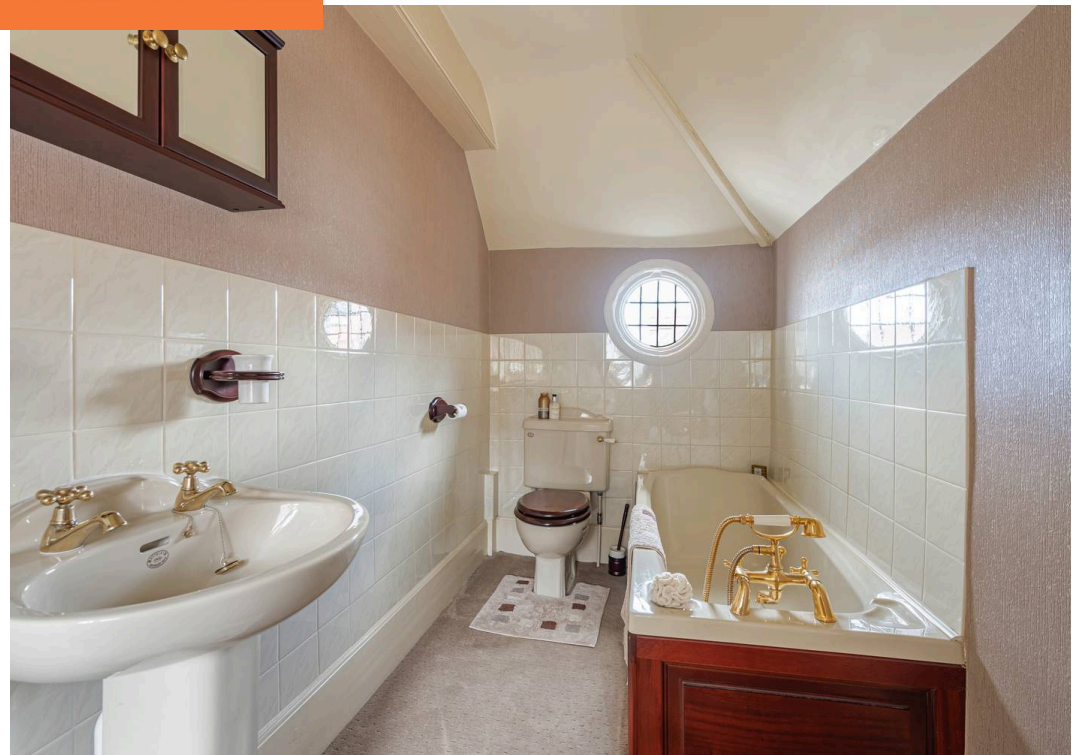
COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C – 2026/27 – £2061.93





 **NEWTON FALLOWELL**







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 **NEWTON FALLOWELL**



Ground Floor

Approx. 57.2 sq. metres (616.0 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.6 sq. feet)



Total area: approx. 113.3 sq. metres (1219.5 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

