



 **NEWTON**
FALLOWELL

19 Tennyson Green, Skegness – PE25 3PY
£169,950

19 Tennyson Green

Skegness

NO CHAIN. A spacious three bedroom house conveniently located close to the town centre. The accommodation comprises Entrance Lobby, Shower Room, Breakfast Kitchen, Conservatory and Living Room to the ground floor and with 3 Bedrooms, Shower Room and separate W.C to the first floor. The property provides for off street parking by way of a rubber driveway and there is an enclosed garden to the rear. Viewing is recommended to appreciate this spacious family home. EPC Rating C

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

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

ENTRANCE LOBBY

With stairs to first floor.

BREAKFAST KITCHEN

17' 6" x 9' 2" (5.34m x 2.79m)

Fitted with base and wall units, worksurfaces, inset stainless steel sink unit with mixer tap over, space for cooker with extractor hood above, space for washing machine, pvc windows to the front and rear elevations, door to:-

CONSERVATORY

12' 2" x 9' 11" (3.71m x 3.03m)

Of pvc construction on a low brick wall with opaque polycarbonate roof, pvc doors to the rear garden, tiled floor.

SHOWER ROOM

Fitted with a shower enclosure, hand basin in a vanity unit, W.C, wet wall panelling.

LIVING ROOM

17' 5" x 11' 0" (5.31m x 3.35m)

With pvc windows to the front and rear elevations, radiator, fireplace surround with inset electric fire.

FIRST FLOOR LANDING

With access to roof space.

BEDROOM 1

15' 4" x 8' 6" (4.68m x 2.59m)

With pvc window to the front elevation, radiator, built in cupboard with hanging rail.



BEDROOM 2

10' 4" x 9' 3" (3.15m x 2.83m)

With pvc window to the front elevation, radiator, built in cupboard.

BEDROOM 3

8' 8" x 7' 9" (2.65m x 2.37m)

With pvc window to the rear elevation, radiator.

SHOWER ROOM

6' 8" x 6' 2" (2.03m x 1.89m)

With corner shower enclosure, hand basin in a vanity unit, radiator, pvc window to the rear elevation.

SEPARATE W.C

With pvc window to the rear elevation.

STORE/BOILER ROOM

With l-mini wall mounted gas central heating boiler, pvc window to the rear elevation.

OUTSIDE

To the front is a rubber crumb drive providing off street parking. A shared access to the side leads around to the enclosed rear garden which includes a lawn, gravelled garden borders and brick built STORE

TENURE

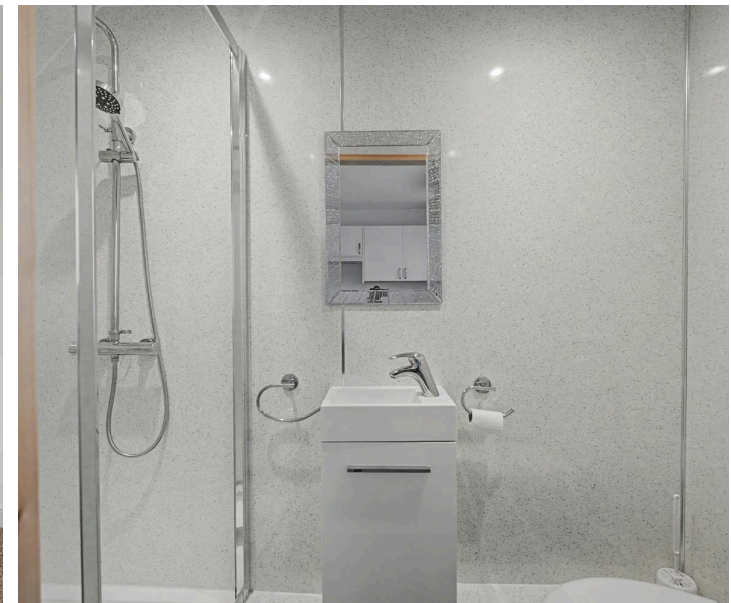
Freehold.

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.





 **NEWTON FALLOWELL**





COUNCIL TAX

Charging Authority – East Lindsey District Council Band A
- 2025/26 - £1494.32

ANTI-MONEY LAUNDERING REGULATIONS

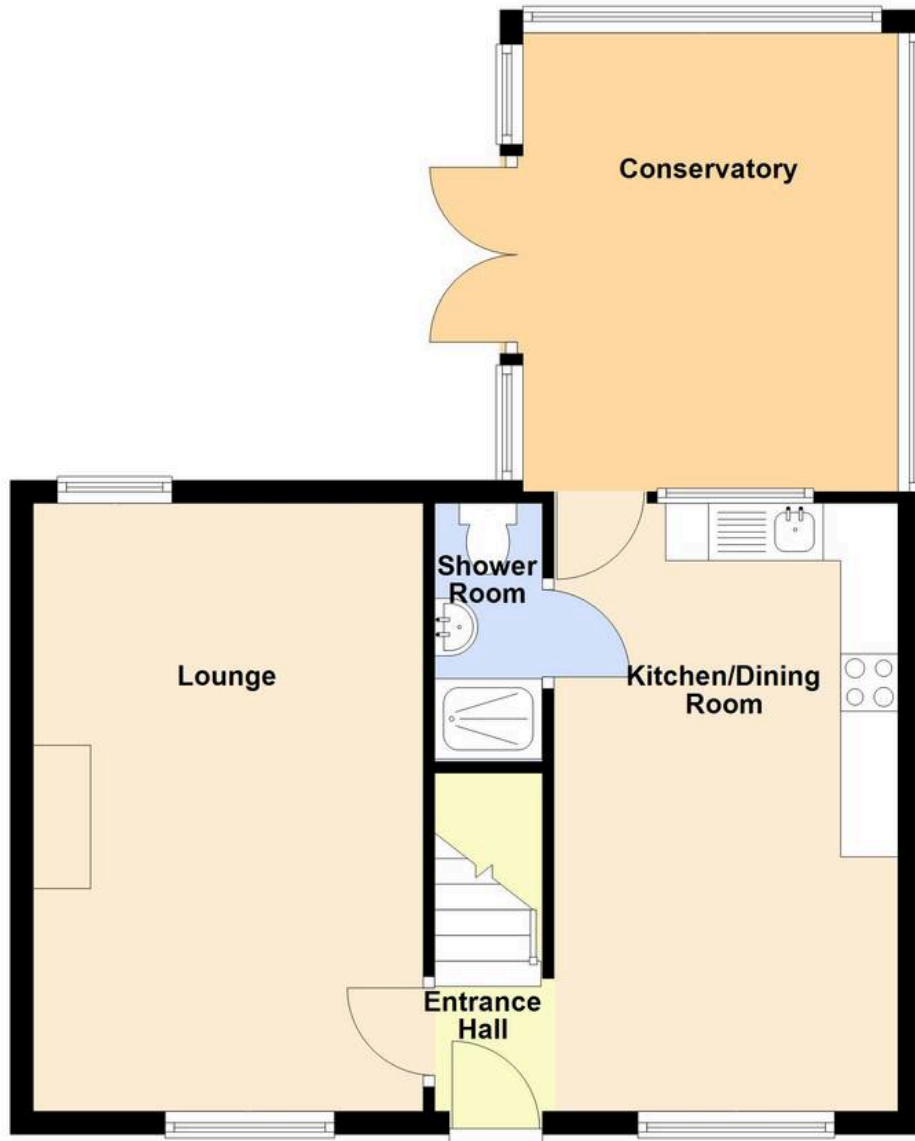
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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, 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

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. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Ground Floor

Approx. 53.4 sq. metres (574.5 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.1 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

