



## 26 Morris Gardens

Skegness, Skegness

NO CHAIN. A well presented 3 Bedroom semi detached house in a great location close to schools, doctors and local shops. The accommodation comprises Entrance Hall, Open plan Lounge, Dining Room and Kitchen, Utility Room, Store and ground floor W.C. To the first floor are 3 Bedrooms and a Bathroom. There are lawned gardens to the front and rear and off street parking for 2 cars.

Viewing is essential.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





### **HALLWAY**

With pvc entrance door, stairs leading to the first floor with cupboard under, radiator.

### **LOUNGE**

17' 0" x 12' 0" (5.19m x 3.65m)

With pvc bay window to the front elevation, decorative fireplace surround (fire disconnected), radiator, wood effect floor and being open to the:-

### **DINING ROOM**

11' 7" x 9' 1" (3.54m x 2.78m)

With wood effect floor, radiator, pvc french doors to the garden and being open plan with the:-

### **KITCHEN**

9' 10" x 9' 5" (2.99m x 2.86m)

Fitted with a modern range of base and wall units, wood effect worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, Bush range cooker with extractor fan above, a range of tall units with built in microwave, vertical radiator, pvc window to the front elevation, pvc door to the side elevation.

### **LOBBY**

With pvc doors to the front and rear elevations, stainless steel sink unit, door to:-

### **W.C**

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

### **UTILITY ROOM**

With base and wall units, stainless steel sink unit, pvc window to the side elevation.

### **1ST FLOOR LANDING**

With built in cupboard housing the Viessmann gas central heating boiler.



## BATHROOM

6' 4" x 5' 7" (1.94m x 1.69m)

With panelled bath with mixer tap and shower attachment over, pedestal hand basin, W.C, tiled walls, heated towel radiator, opaque pvc window to the rear elevation.

## BEDROOM 1

13' 0" x 9' 3" (3.95m x 2.82m)

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

## BEDROOM 2

12' 2" x 11' 8" (3.72m x 3.56m)

With pvc window to the rear elevation, radiator.

## BEDROOM 3

9' 10" x 8' 2" (3.00m x 2.50m)

With pvc window to the side elevation, radiator, built in cupboard over the stairs.

## OUTSIDE

To the front is a lawned garden with path to the front door. A fenced gravelled area provides off street parking for 2 cars. The enclosed rear garden is mainly lawned with a paved patio seating area and a large timber garden shed.

## 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





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 **NEWTON FALLOWELL**



## Ground Floor

Approx. 64.0 sq. metres (689.4 sq. feet)



## First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)





## Newton Fallowell Estate Agents

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