



## 5 Glentworth Crescent

### Skegness

A substantial and beautifully presented 6 Bedroom House over 3 floors situated in a convenient location close to the town centre and beach with driveway and enclosed rear garden. The accommodation comprises Enclosed Porch, Entrance Hall, front Lounge, fabulous 20' open plan Kitchen and Family Room with bi-fold doors onto the rear garden, Utility Room and W.C. To the first floor are 4 Bedrooms, 2 being En-Suite and a separate W.C and with 2 further Bedrooms, a Bathroom and Shower Room to the second floor. The property benefits from pvc double glazing, 14 Solar panels and heating is via an air coursed heat pump. Viewing is advised to appreciate the accommodation on offer. EPC Rating D

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## ACCOMMODATION

Entrance is on the front elevation via an:

### ENCLOSED PORCH

with pvc entrance door, tiled floor and an inner glazed door with coloured leaded glazed side and top panels to the:-

### ENTRANCE HALL

With stairs to the first floor, radiator.

### KITCHEN & FAMILY ROOM

20' 4" x 19' 5" (6.21m x 5.91m)

Beautifully fitted with a modern range of shaker style base and wall units with undercabinet lighting, quartz worksurfaces and matching upstands, inset sink unit with hose tap over, a bank of larder cupboards housing a double oven and grill, a further bank of tall units housing a integrated fridge and freezer, central island unit with induction hob, pop out extractor and drawers below, tiled floor, 2 pvc windows to the side elevation, skylight window to the dining area, bi-fold doors opening onto the rear garden, understairs storage cupboard.

### UTILITY

8' 11" x 6' 4" (2.73m x 1.93m)

With base and wall units, plumbing for washing machine, pvc window to the side elevation, tiled floor, W.C.

### LOUNGE

15' 11" x 12' 0" (4.84m x 3.67m)

With walk in pvc bay window to the front elevation, radiator.

### 1ST FLOOR LANDING

With pvc window to the side elevation, radiator, built in cupboard housing the hot water cylinder.



**BEDROOM 1**

16' 7" x 10' 0" (5.05m x 3.05m)

With walk in pvc bay window to the front elevation, radiator, fitted wardrobes to one wall.

**EN-SUITE SHOWER ROOM**

10' 3" x 4' 11" (3.13m x 1.50m)

With corner shower enclosure with multi jet shower and media, vanity unit with hand basin and W.C, wet room panelling to walls, tiled floor.

**BEDROOM 2**

11' 2" x 10' 1" (3.41m x 3.07m)

With pvc window to the rear elevation, radiator.

**EN-SUITE SHOWER ROOM**

With shower enclosure, W.C, hand basin in a vanity unit.

**BEDROOM 3**

11' 0" x 7' 3" (3.36m x 2.20m)

With pvc window to the rear elevation, radiator.

**W.C**

With W.C with wash basin over, tiled floor, pvc window to the side elevation.

**BEDROOM 4**

8' 9" x 8' 0" (2.66m x 2.43m)

With pvc window to the front elevation, radiator.

**2ND FLOOR LANDING**

With access to roof space.

**SHOWER ROOM**

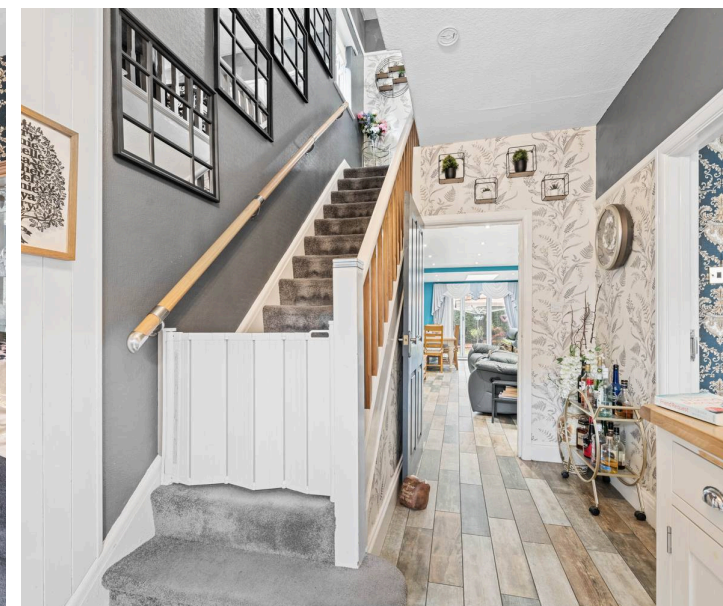
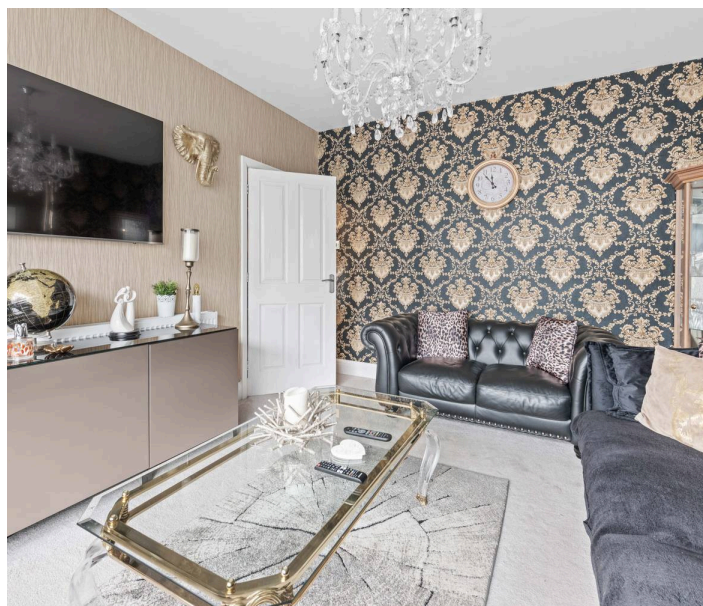
7' 10" x 7' 4" (2.38m x 2.23m)

With shower enclosure with Bristan electric shower, W.C, pedestal hand basin with cupboard below, wet room panelling to the walls, pvc window to the side elevation.

**BEDROOM 5**

12' 0" x 8' 8" (3.67m x 2.65m)

With pvc window to the side elevation, radiator.





#### **BEDROOM 6**

10' 5" x 9' 5" (3.18m x 2.86m)

With pvc window to the side elevation, radiator

#### **BATHROOM**

10' 8" x 5' 9" (3.25m x 1.76m)

With panelled bath with shower and screen over, hand basin in a vanity unit, W.C with concealed cistern, wet room panelling to the walls, tiled floor, radiator, pvc window to the side elevation.

#### **OUTSIDE**

To the front is a garden area enclosed by fencing with hand gate to the front door. A concrete driveway to the side provides parking and leads to the enclosed rear garden which is set out for lower maintenance with block paved seating areas, a feature stone circle, faux lawn, seating area with firepit and pergola over and 2 garden sheds.

#### **LOG CABIN**

With power connected, a bar area and space for a Hot Tub (maybe available by separate negotiation).

#### **TENURE**

Freehold.

#### **SERVICES**

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump. The property also benefits from 14 Solar Panels. 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 D - 2025/26 - £2241.48





 **NEWTON FALLOWELL**





### **ANTI MONEY LAUNDERING REGULATIONS**

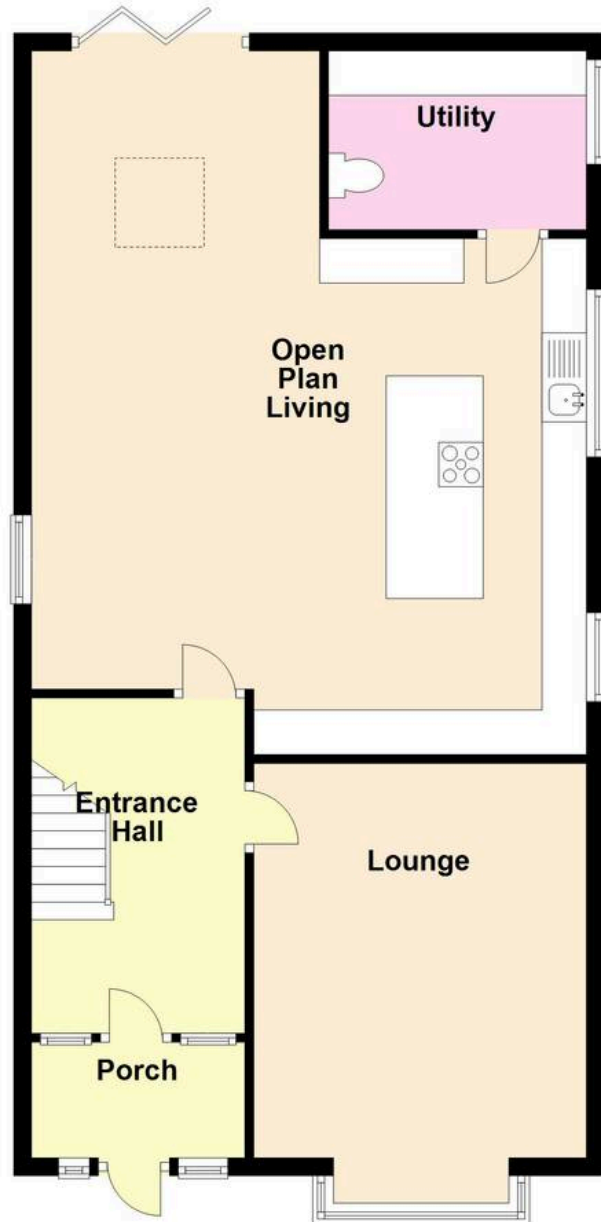
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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 of £72.00 including VAT (per property), 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.

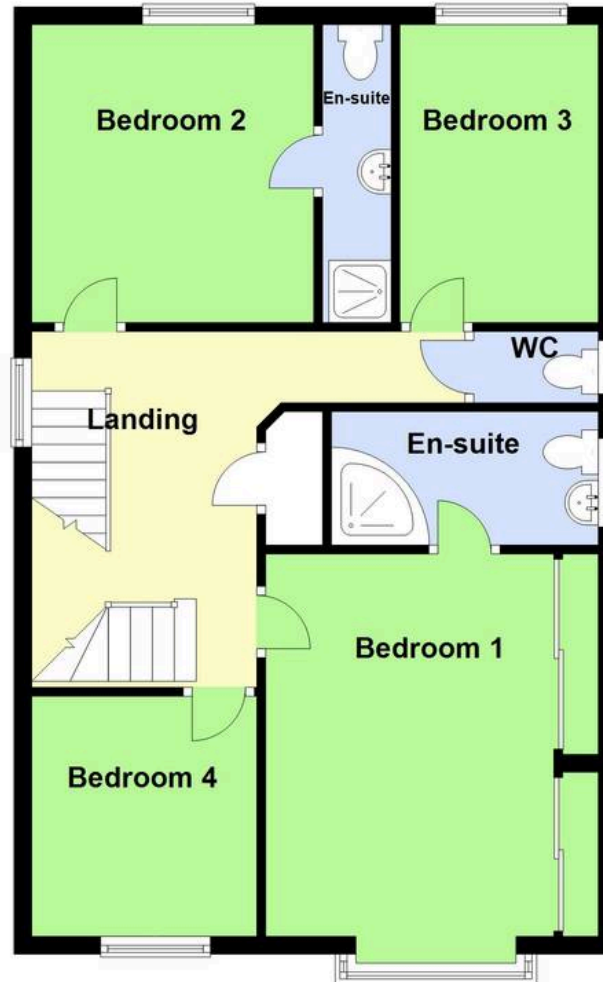
### Ground Floor

Approx. 78.2 sq. metres (841.3 sq. feet)



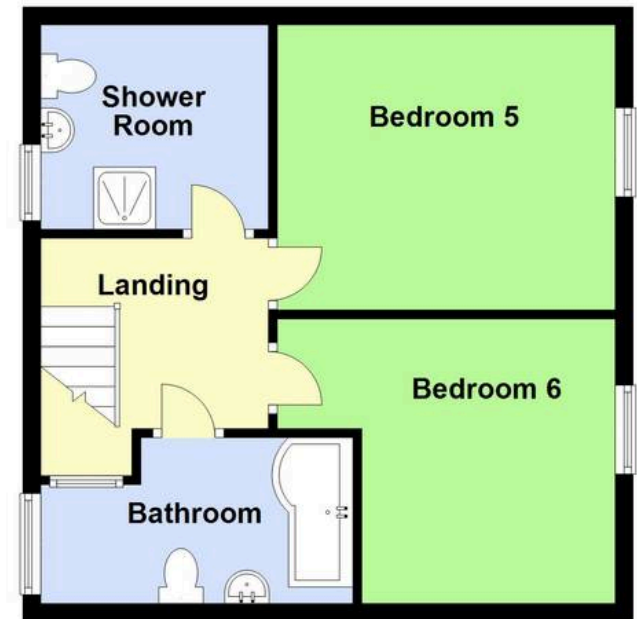
### First Floor

Approx. 65.2 sq. metres (702.0 sq. feet)



### Second Floor

Approx. 41.2 sq. metres (443.2 sq. feet)





## Newton Fallowell Estate Agents

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