



 **NEWTON  
FALLOWELL**

1 Mulberry Way, Skegness – PE25 1GD  
£210,000

# 1 Mulberry Way

Skegness

No Chain. A two bedroom detached bungalow on a pleasant corner plot situated within the popular Lumley Fields Estate convenient for shops, schools and doctors. The accommodation comprises Entrance Hall, Kitchen, Lounge opening to a Dining Room (potential 3rd Bedroom), Bathroom and Master Bedroom with En-Suite. There are gardens to the front, side and rear, a block paved drive with EV charger and Garage. The property benefits from gas central heating. EPC Rating C.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## ACCOMMODATION

Entrance is on the front elevation via an open porch with composite door opening to the:-

### ENTRANCE HALL

With 2 built in cupboards, access to roof space.

### KITCHEN

10' 8" x 8' 7" (3.24m x 2.61m)

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset sink unit with mixer tap over, built under oven with 4 ring gas hob and extractor canopy above, integrated fridge freezer, integrated washing machine, tiled floor, pvc window to the front elevation.

### LOUNGE

13' 0" x 12' 6" (3.95m x 3.80m)

With radiator, pvc french doors to the rear garden and opening to the:-

### DINING ROOM / POTENTIAL 3RD BEDROOM

9' 1" x 7' 11" (2.76m x 2.41m)

With pvc window to the rear elevation, radiator and door to the hallway. The agents note the potential to create a third bedroom by blocking up the opening from the Lounge.



### BATHROOM

6' 8" x 6' 6" (2.04m x 1.99m)

With panelled bath with shower and screen over, W.C, pedestal hand basin, tiled walls and floor, extractor fan, pvc window to the side elevation.

### BEDROOM 1

14' 10" x 8' 5" (4.52m x 2.56m)

With pvc window to the front elevation, radiator, built in wardrobes to one wall forming a bed recess with overhead lockers and bedside cabinets.

**EN-SUITE SHOWER ROOM**

8' 4" x 5' 9" (2.53m x 1.75m)

With shower enclosure with folding screen door, pedestal hand basin, W.C, tiled walls and floor, ladder style radiator, extractor.

**BEDROOM 2**

12' 7" x 8' 4" (3.83m x 2.54m)

With pvc window to the rear elevation, radiator.

**OUTSIDE**

To the front and side of the property are lawned gardens with shrub beds, block paved paths and a block paved drive with EV charger provides access to the Garage. A gate leads around to the enclosed rear garden which includes a paved patio seating area, lawn and timber garden shed.

**GARAGE**

With electric vehicle door, gas central heating boiler, light and power connected.

**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





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

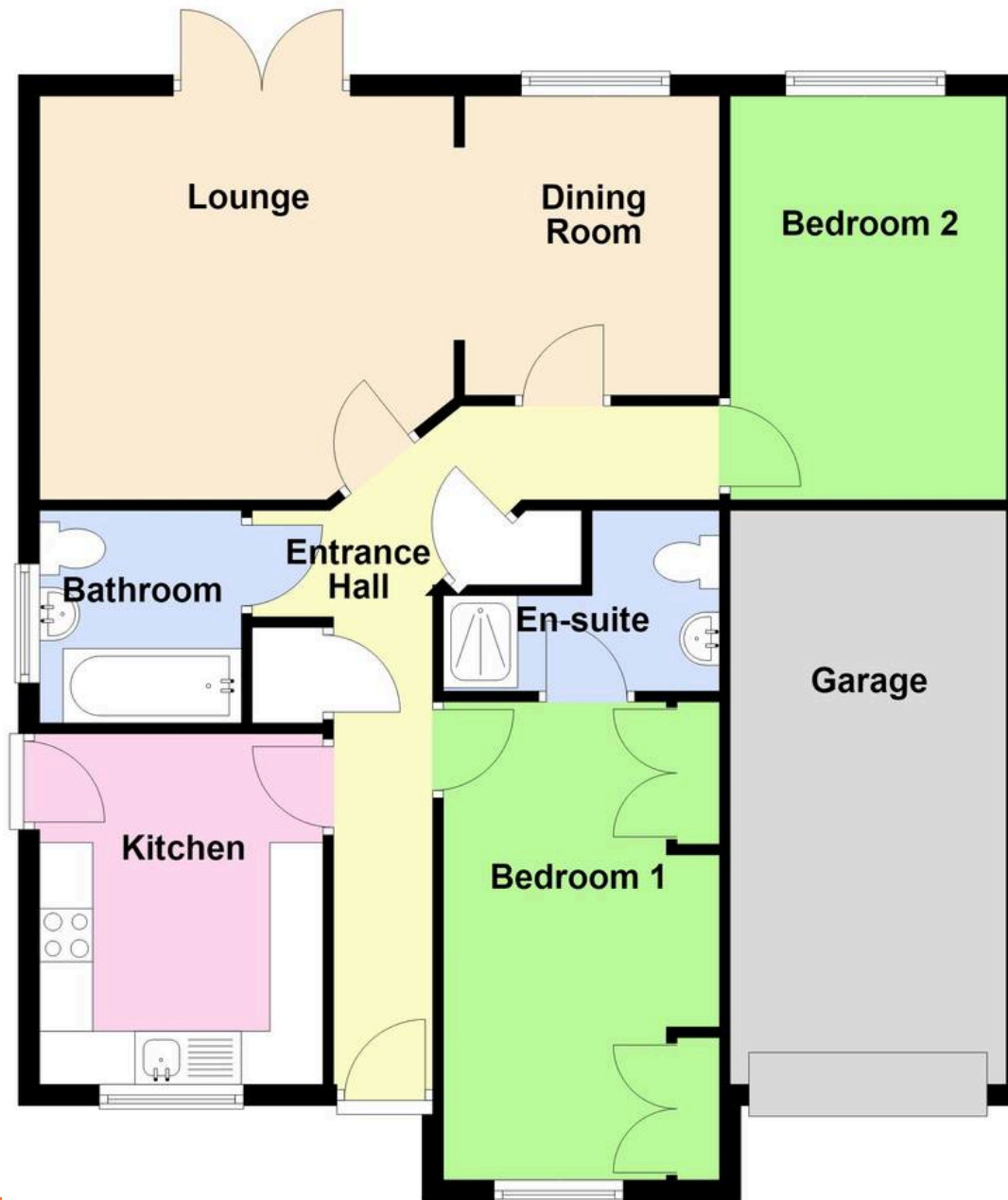
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#### **AGENTS NOTES**

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## Ground Floor

Approx. 87.0 sq. metres (936.1 sq. feet)





## Newton Fallowell Estate Agents

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