



12 Buckthorn Avenue,  
Skegness, PE25 3DE



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£350,000 Freehold

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## Key Features

- Popular Seacroft Area
- Close To Beach & Golf Course
- Open Plan Lounge & Dining Room
- Conservatory
- Breakfast Kitchen & Utility
- 4 Double Bedrooms
- Family Bathroom
- Drive & Garage
- South Facing Rear Garden
- EPC Rating D



A 4 Bedroom detached house in the popular Seacroft area of Skegness close to the beach and Golf Course and just a short drive from Gibraltar Point Nature Reserve.

The accommodation comprises Entrance Hall, open plan Lounge & Dining Room, Conservatory, Breakfast Kitchen, Utility Room and W.C. To the first floor are 4 double Bedrooms and a family Bathroom. The property benefits from off road parking, a Garage/Store and a south facing enclosed rear garden. EPC Rating D.





## ACCOMMODATION

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

## ENTRANCE HALL

With radiator, stairs to the first floor.

## DINING ROOM

3.63m x 3.18m (11'11" x 10'5")

With pvc window to the front elevation, wood effect flooring leading through to the:-

## LOUNGE

6.1m x 3.66m (20'0" x 12'0")

With pvc bay window to the front elevation, radiator, chimney breast with inset log burning stove, glazed double doors to the:-

## CONSERVATORY

3.63m x 3.59m (11'11" x 11'10")

Of pvc construction on a low brick wall with radiators and sliding pvc patio doors to the garden.

## BREAKFAST KITCHEN

5.82m x 3.17m (19'1" x 10'5")

Fitted with base units with worksurfaces and tiled splashbacks over, inset 1 1/2 bowl sink unit, built in oven with 4 ring gas hob and cooker hood above, breakfast bar seating area, pvc windows to the side elevations, built in understairs cupboard, wall mounted gas central heating boiler

## REAR LOBBY

With pvc door to the rear garden.

## UTILITY ROOM

With pvc window to the side elevation, plumbing for washing machine.

## W.C

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

## FIRST FLOOR LANDING

With pvc window to the side elevation, built in cupboard, access to roof space, radiator.

## BEDROOM 1

4.69m x 3.65m (15'5" x 12'0")

With pvc bay window to the front elevation, radiator.

## BEDROOM 2

3.77m x 3.2m (12'5" x 10'6")

With pvc window to the front elevation, radiator.

## BEDROOM 3

3.71m x 2.82m (12'2" x 9'4")

With pvc window to the rear elevation, radiator.

## BEDROOM 4

3.59m x 3.24m (11'10" x 10'7")

With pvc window to the rear elevation, radiator.

## BATHROOM

With bath with mixer tap over, shower enclosure with direct shower, hand basin in a vanity unit, W.C with concealed cistern, 2 pvc windows to the side elevation, tiled walls and floor.

## OUTSIDE

To the front is a low brick wall with gravelled garden and a paved driveway leads down the side of the house. Double wooden gates open onto an inner drive with Car Port and providing access to the:-

## GARAGE / STORE

With up and over door, windows to the side and rear elevations.

The rear garden is enclosed by fencing and includes a lawn, raised decked seating area to the rear of the garage, raised garden beds and a block paved patio seating.

## 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 D - 2025/26 - £2241.48

## 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.



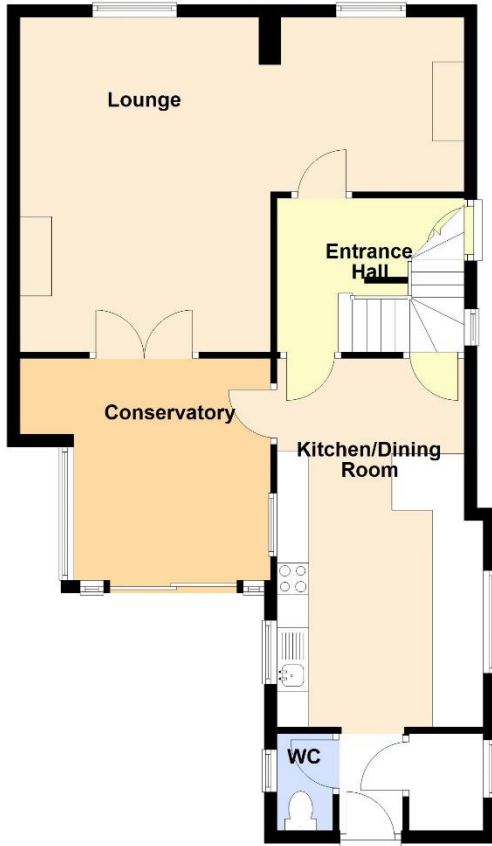


**AGENTS NOTES.** Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their 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.

# Floorplan

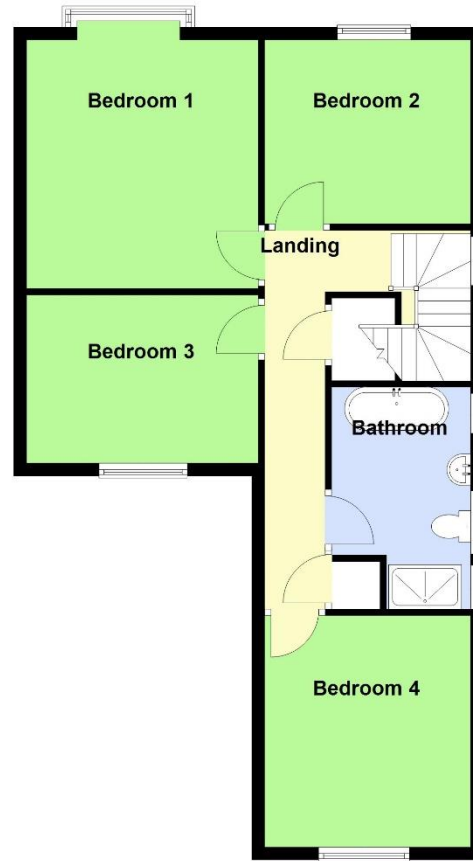
## Ground Floor

Approx. 72.4 sq. metres (779.3 sq. feet)

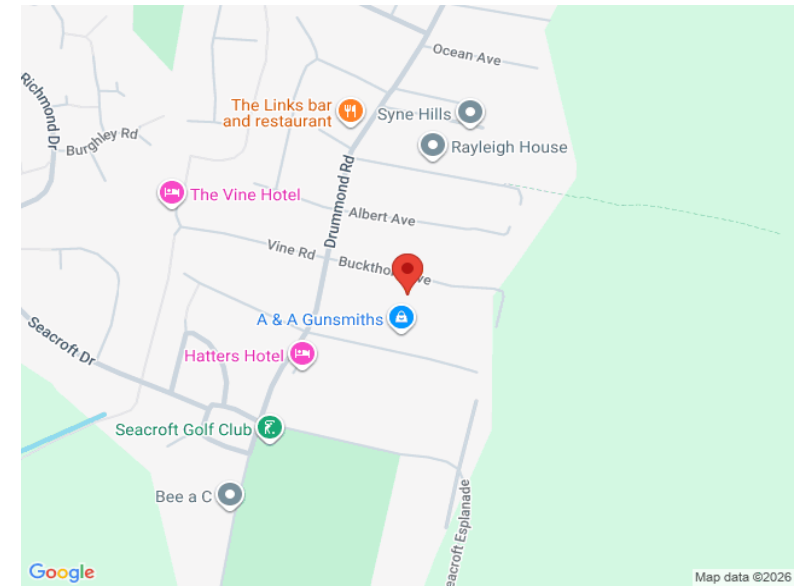


## First Floor

Approx. 66.6 sq. metres (716.5 sq. feet)



Total area: approx. 139.0 sq. metres (1495.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

01754 766061  
skegness@newtonfallowell.co.uk