



 **NEWTON**
FALLOWELL

28 Mulberry Way, Skegness - PE25 1GD
£157,450

28 Mulberry Way

Skegness, Skegness

A 2 Bedroom Town House in a popular residential location. With Hall, WC, Lounge, Kitchen/Diner and Shower Room. Driveway providing parking with electric car charging point, 8 owned solar panels and low maintenance garden to the rear.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B





ACCOMMODATION

HALLWAY

With composite entrance door, karndean flooring, radiator.

WC

With WC, hand basin, radiator, electric fuses, opaque pvc window.

LOUNGE

13' 6" x 13' 5" (4.11m x 4.09m)

With telephone point, TV point, radiator, stairs off with under stairs cupboard, fire with hearth surround, karndean flooring, wall and ceiling lights.

DINING KITCHEN

13' 5" x 9' 1" (4.09m x 2.77m)

With wall and base units with tiled splashbacks, built under oven with grill, 4 ring gas hob with chimney hood above, stainless steel sink unit with mixer tap, space for appliances, concealed gas central heating wall mounted boiler, radiator, pvc window and door into the garden.

LANDING

With pull down ladder access to loft space being part boarded with light and power.

BEDROOM 1

13' 6" x 9' 0" (4.11m x 2.74m)

With built-in cupboard, 2 pvc windows, TV point, radiator, pvc window to the front elevation.

BEDROOM 2

13' 5" x 7' 0" (4.09m x 2.13m)

With pvc window to the rear elevation, TV point.



BATHROOM

6' 5" x 6' 5" (1.96m x 1.96m)

With walk-in shower with non-slip shower base, wash basin in vanity unit, wall hung WC, tiled walls and floors, heated towel radiator, extractor.

OUTSIDE

The front is block paved for parking with electric car charging points, 8 owned solar panels. A pedestrian access leads to the rear garden being block paved for sitting area, Shed.

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.

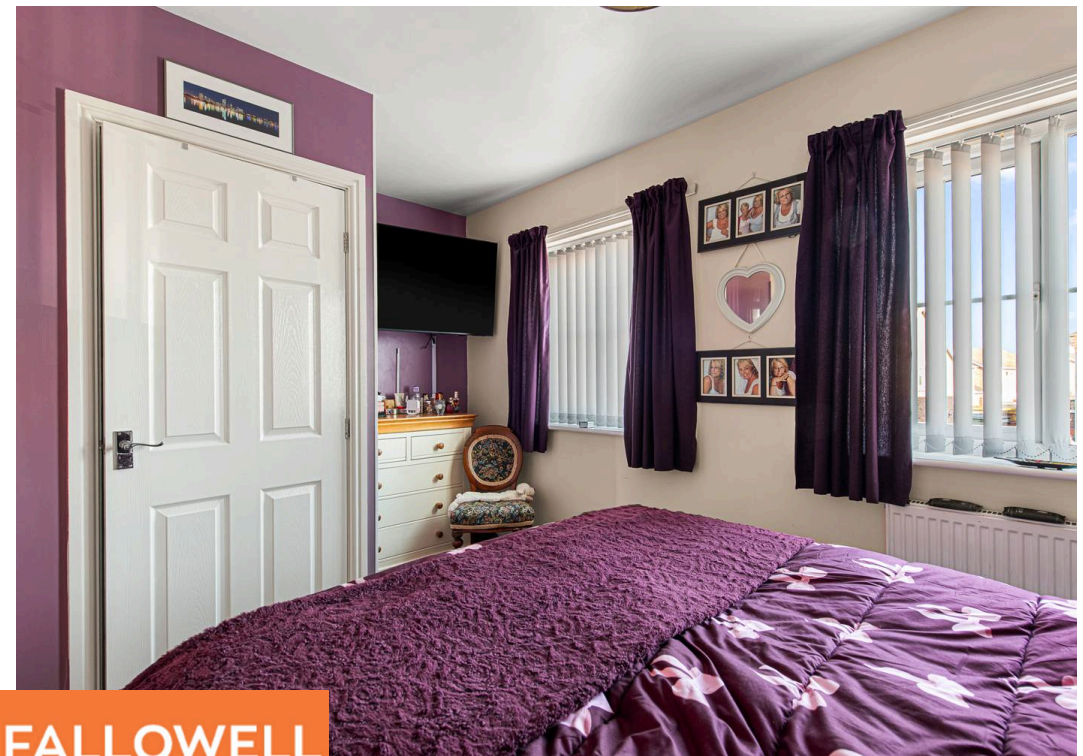
VIEWING

By prior appointment with Newton Fallowell office in Skegness.

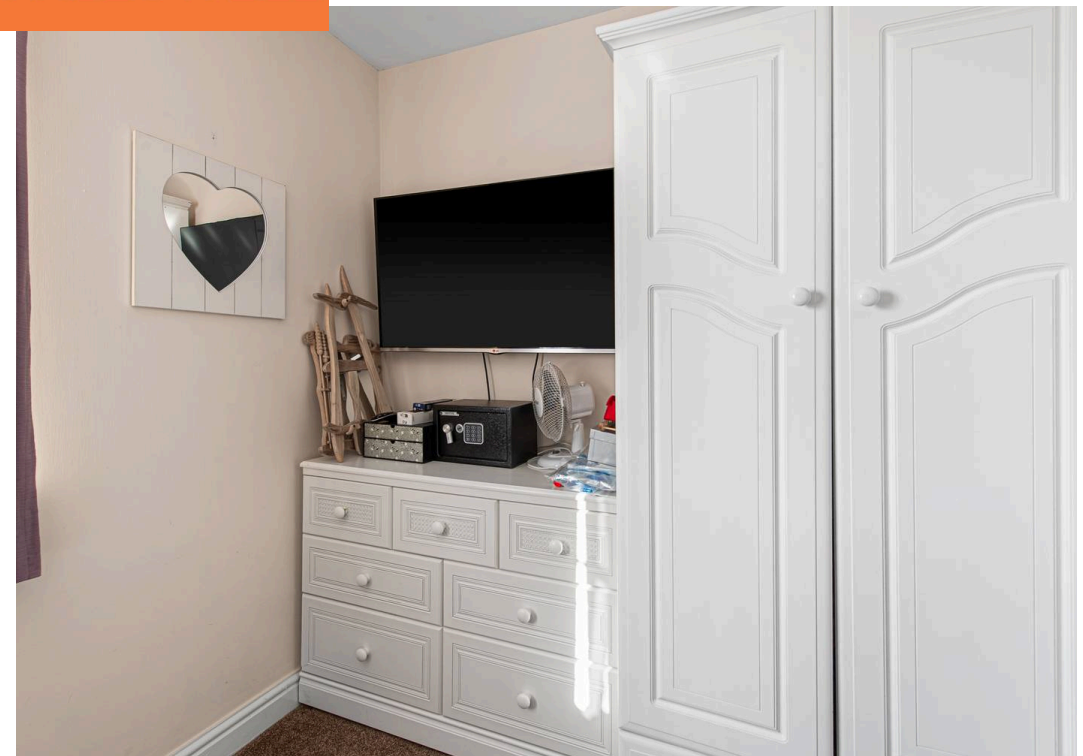
COUNCIL TAX

Charging Authority – East Lindsey District Council Band A – 2025/26 – £1,467.71





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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.

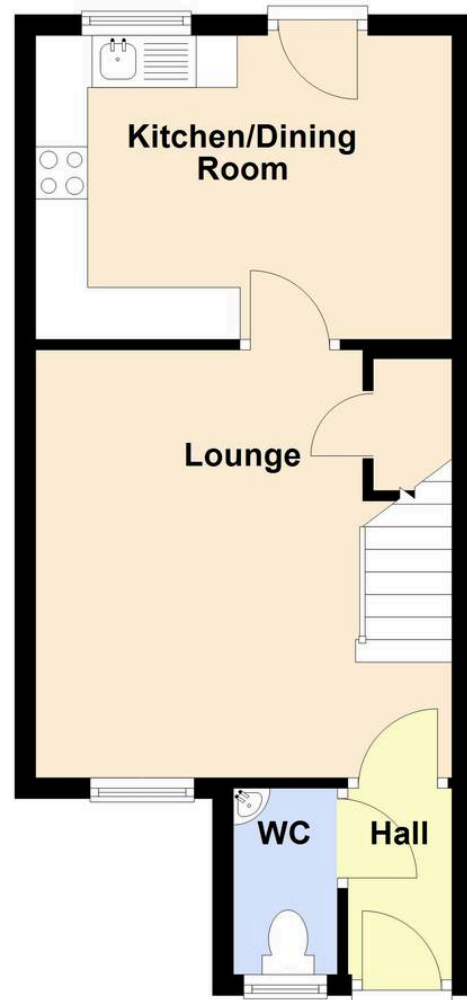
AGENTS NOTES

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. 32.5 sq. metres (349.7 sq. feet)



First Floor

Approx. 28.5 sq. metres (307.0 sq. feet)



Total area: approx. 61.0 sq. metres (656.7 sq. feet)

Newton Fallowell Estate Agents

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