



5 Marine Avenue, Skegness
Lincs, PE25 3ER



£220,000 FREEHOLD

- *** NO CHAIN ***
- SUBSTANTIAL DETACHED HOUSE
- TANDEM DOUBLE GARAGE
- POPULAR SEACROFT AREA
- CLOSE TO THE BEACH
- 2 RECEPTION ROOMS
- 4 BEDROOMS
- GROUND FLOOR W.C
- ENCLOSED REAR GARDEN
- EPC RATING D



***** NO CHAIN *****. A substantial, spacious and airy period 4 Bedroom Detached House full of character offering many original features (skirting boards, original doors, picture rails) with drive and Tandem Double Garage, ideally located in the Seacroft area of Skegness less than 5 minutes walk to Seacroft Marsh local Nature Reserve and beach, 2 minutes walk to local shops and 5 minutes from golf course. Also within walking distance of town centre, shops restaurants and amenities. The accommodation comprises an Enclosed Porch, Hallway, 2 Reception Rooms, ground floor W.C and Kitchen with 4 Bedrooms (3 doubles), Office with Balcony, Bathroom and Separate W.C to the first floor. Externally there is a low maintenance garden to the front, driveway, double garage and an enclosed lawned garden to the rear with a Utility/Boiler Room. Viewing is highly recommended to appreciate all that this property has to offer.
EPC Rating D

ACCOMMODATION

Entrance is on the front elevation via double pvc doors opening to:-

PORCH

With tiled floor, inner coloured glazed door to the:-



ENTRANCE HALL

With radiator, stairs to first floor with cupboard under, pvc door to the side elevation.

LOUNGE 5.07m x 3.7m (16'7" x 12'1")

With walk in pvc bay window to the front elevation, tiled fireplace with inset gas fire, radiator.

SITTING ROOM 4.48m x 3.37m (14'8" x 11'1")

With walk in pvc bay window to the front elevation, 2 further pvc windows to the side elevation, fireplace, radiator, serving hatch to the Entrance Hall.

W.C

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

KITCHEN 4.39m x 3.23m (14'5" x 10'7")

With base units with worksurfaces over and tiled splashbacks, double drainer sink unit with mixer tap over, space for gas cooker, built in double height cupboard, wall mounted gas fire, radiator, pvc door with side windows opening to the rear garden, door to:-

WALK IN PANTRY

With pvc window to the side elevation, fitted shelving to both sides.

FIRST FLOOR LANDING

BEDROOM 1 4.96m x 3.69m (16'4" x 12'1")

(double) With walk in pvc bay window to the front elevation, further pvc window to the side elevation, bedside wall lights and switches, radiator.

BEDROOM 2 4.61m x 3.34m (15'1" x 11'0")

(double) With walk in pvc bay window to the front elevation, bedside wall lights and switches, radiator.

BEDROOM 3 3.62m x 3.01m (11'11" x 9'11")

(double) With pvc window to the rear elevation, radiator.

BEDROOM 4 2.72m x 1.79m (8'11" x 5'11")

With pvc window to the rear elevation, radiator.

OFFICE / STORE ROOM 2.44m x 1.86m (8'0" x 6'1")

With fitted shelving, pvc door to a:-

BALCONY

BATHROOM 2.7m x 1.58m (8'11" x 5'2")

With panelled bath with shower over, pedestal hand basin, tiled splashbacks, built in airing cupboard housing the hot water cylinder, radiator, access to roof space, 2 opaque pvc windows to the side elevation.

W.C

With W.C, radiator, single glazed opaque window to the side elevation.

OUTSIDE

To the front is a walled garden. A drive to the side leads to a:-

TANDEM DOUBLE GARAGE 3.23m x 9.55m (10'7" x 31'4")

With up and over metal vehicle door, light and power, pvc windows to the side and rear elevations and wooden side door.

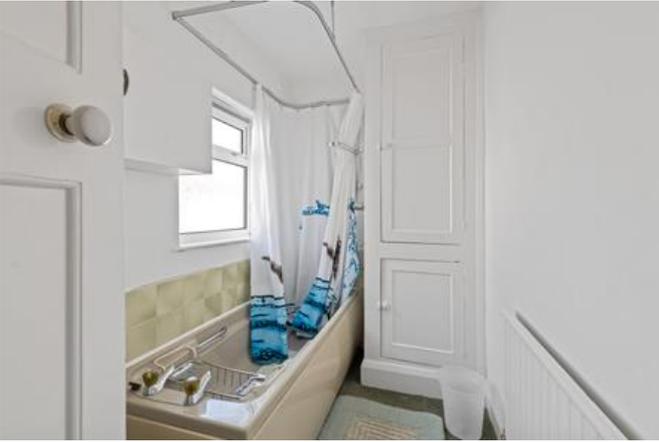
REAR GARDEN

The well established enclosed rear garden is mainly lawned with shrub borders, 2 paved patio seating areas and a timber garden shed.

UTILITY / BOILER ROOM 3.13m x 2.19m (10'4" x 7'2")

Having being recently re-roofed and housing the Viessman wall mounted gas central heating boiler, plumbing for washing machine, tumble dryer vent, radiator, wooden sash window to the side elevation





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 D - 2025/26 - £2,241.48

MONEY LAUNDERING REGULATIONS

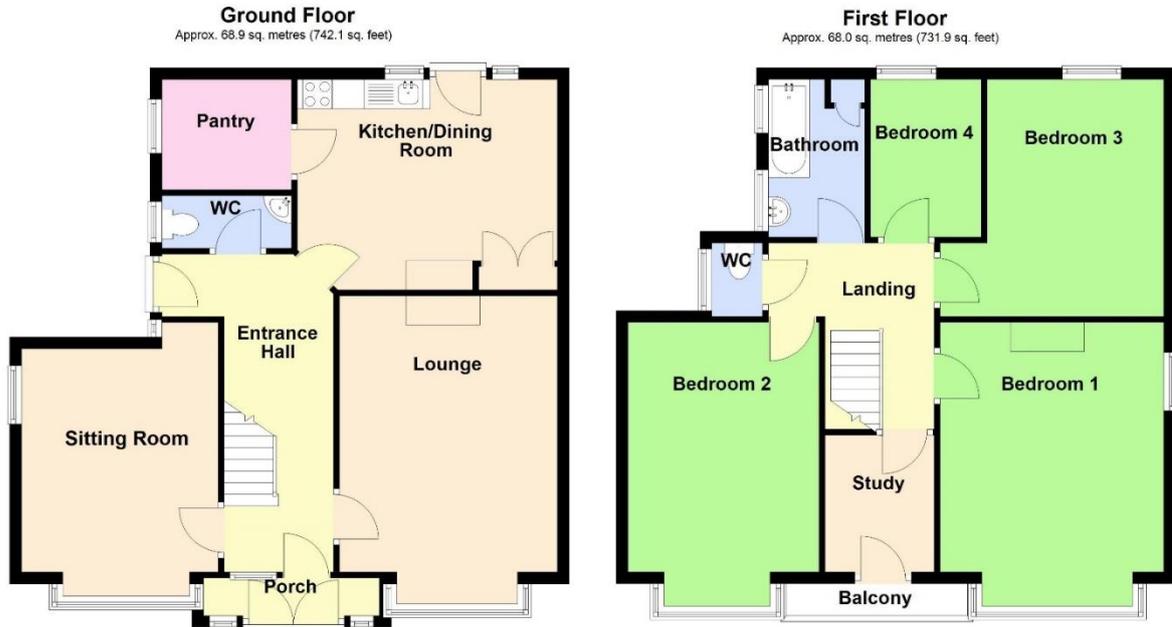
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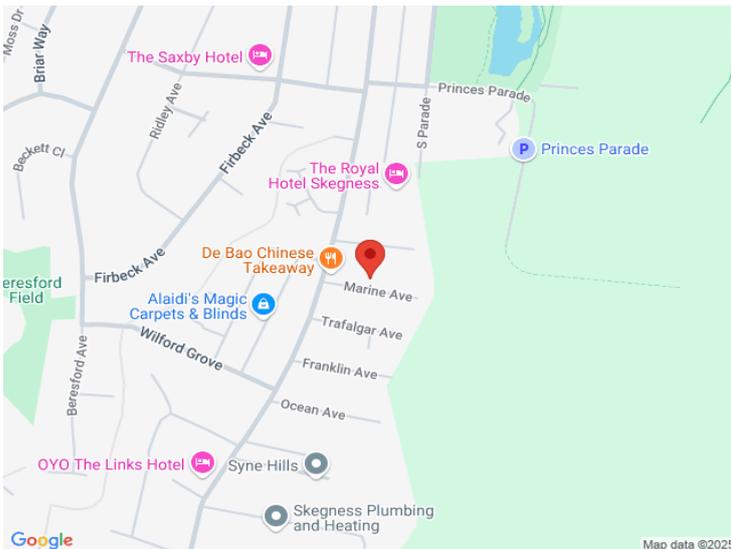
AGENTS NOTES

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.

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Total area: approx. 136.9 sq. metres (1473.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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