



13 Braceby Road

Skegness

NO CHAIN. MOTIVATED SELLERS. A modern 3 Bedroom semi-detached house situated on the popular Lumley Fields Estate convenient for schools, doctors and local shops. The accommodation comprises entrance hall, lounge, nicely fitted dining kitchen with patio doors onto the rear garden and a ground floor W.C. To the first floor there is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property benefits from gas central heating, a block paved drive, garage and an enclosed rear garden. EPC Rating B.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





ACCOMMODATION

Entrance is on the front elevation via a composite door to the:-

HALLWAY

With tiled floor, radiator, stairs to first floor.

LOUNGE

16' 4" x 13' 0" (4.99m x 3.95m)

With pvc window to the front elevation, radiator.

DINING KITCHEN

16' 9" x 9' 11" (5.11m x 3.01m)

Fitted with a range of high gloss base and wall units, work surfaces with tiled splashbacks, composite sink unit with mixer tap over, built under oven with 4 ring gas hob and extractor hood above, integrated fridge freezer, space and plumbing for washing machine, concealed Viessmann gas central heating boiler, pvc window and pvc patio doors to the rear elevation.

W.C

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

FIRST FLOOR LANDING

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

BEDROOM 1

11' 2" x 10' 11" (3.40m x 3.33m)

With pvc window to the front elevation, radiator, recessed built in wardrobe.

EN-SUITE SHOWER ROOM

With tiled shower enclosure, pedestal hand basin, W.C, radiator, opaque pvc window.



BEDROOM 2

9' 3" x 9' 1" (2.81m x 2.77m)

With pvc window to the rear elevation, radiator.

BEDROOM 3

8' 9" x 7' 1" (2.66m x 2.15m)

With pvc window to the rear elevation, radiator.

BATHROOM

6' 8" x 5' 11" (2.03m x 1.80m)

With bath with shower and screen over, tiled surround, pedestal hand basin, W.C, ceiling light tunnel, heated towel radiator.

OUTSIDE

To the front is a lawned garden with block paved path to the front door . A block paved drive to the side leads to the:-

GARAGE

With up and over vehicle door, light and power, side door to the rear garden.

REAR GARDEN

A gate from the drive opens into the enclosed rear garden which has a lawn and paved patio seating area.

TENURE

Freehold.

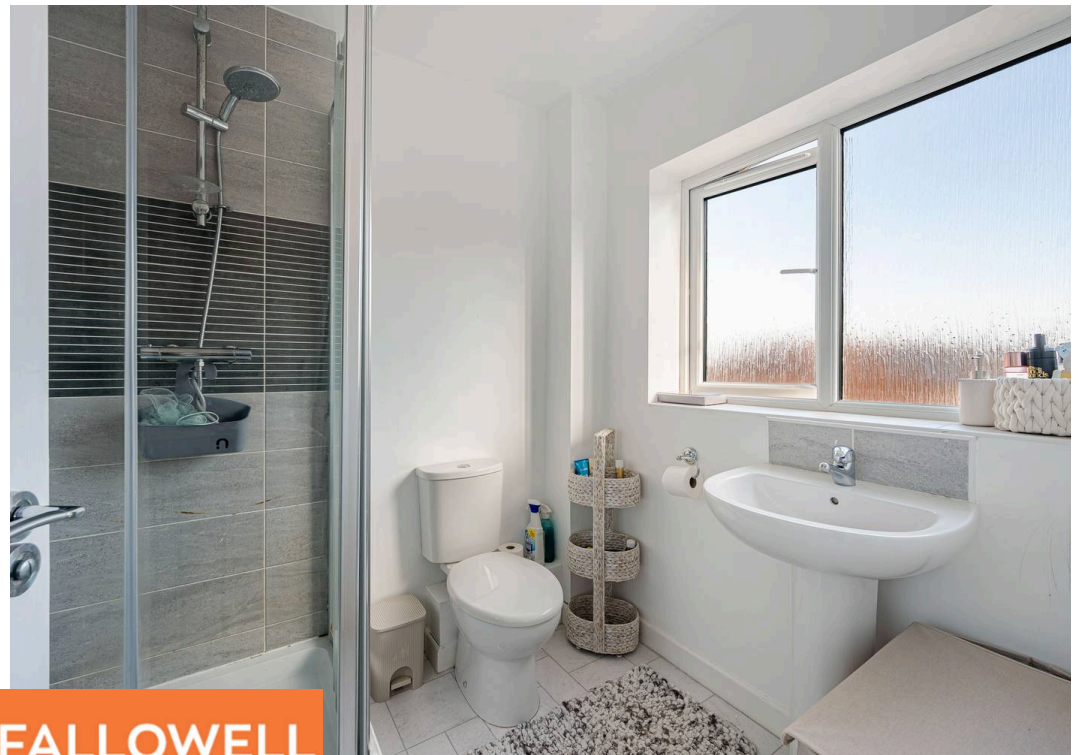
SERVICES

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.





 **NEWTON FALLOWELL**





COUNCIL TAX

Charging Authority – East Lindsey District Council Band B
- 2026/27 – £1,804.19

ANTI-MONEY LAUNDERING REGULATIONS

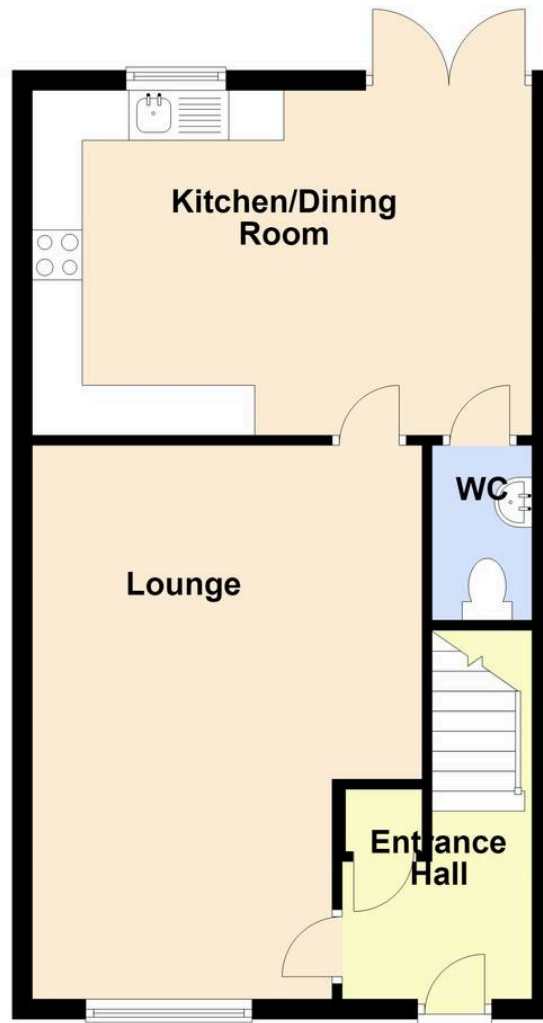
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AGENTS NOTES

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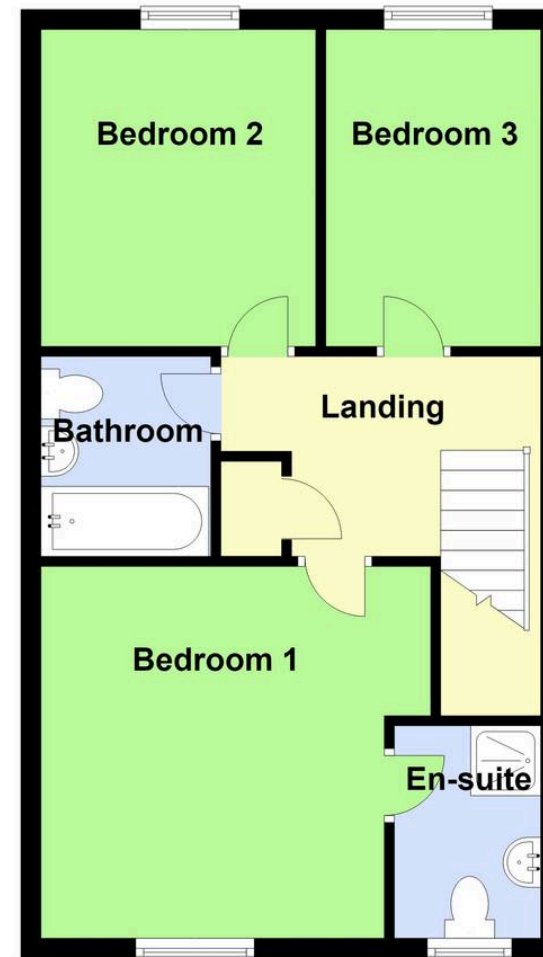
Ground Floor

Approx. 45.5 sq. metres (489.2 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.2 sq. feet)



Total area: approx. 90.9 sq. metres (978.4 sq. feet)

Newton Fallowell Estate Agents

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