NEWTON FALLOWELL

The Bungalow, St Andrews Drive, Skegness - PE25 1DQ

£240,000

The Bungalow, St Andrews Drive

Skegness

This impressive three bedroom bungalow presents a rare opportunity to acquire a new home in a sought after location close to the beach and the North Shore Golf Course. Designed with modern living in mind, the property boasts a spacious 19 foot kitchen and family room, which provides an excellent space for entertaining. The contemporary kitchen is finished to a high specification, with ample storage, integrated appliances and worktop space. There are two bedrooms and a beautifully fitted shower room, with the lounge offering the versatility of a third bedroom, home office, or additional reception room. The property benefits from underfloor heating throughout, solar panels, a generous parking area providing plenty of space for multiple vehicles and low maintenance garden areas. This bungalow is in a prime coastal location, whether you are downsizing, looking for a holiday retreat, or searching for a stylish and practical family residence. Early viewing is highly recommended.

EPC Rating (tbc)

Council Tax band: TBD

Tenure: Freehold

AGENTS NOTES 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.

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Ground Floor

Approx. 88.2 sq. metres (949.7 sq. feet)

Total area: approx. 88.2 sq. metres (949.7 sq. feet)

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THE PROPERTY

Planning Permission was granted in 2025 for change of use, extension and alterations to existing outbuilding at No.8 St Andrews Drive to provide 1no. dwelling. We are advised by the vendors that the property has the benefit of a 6 years Architects Certificate. A council tax band has yet to be determined.

ACCOMMODATION

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

HALL

With tiled floor, built in cupboard

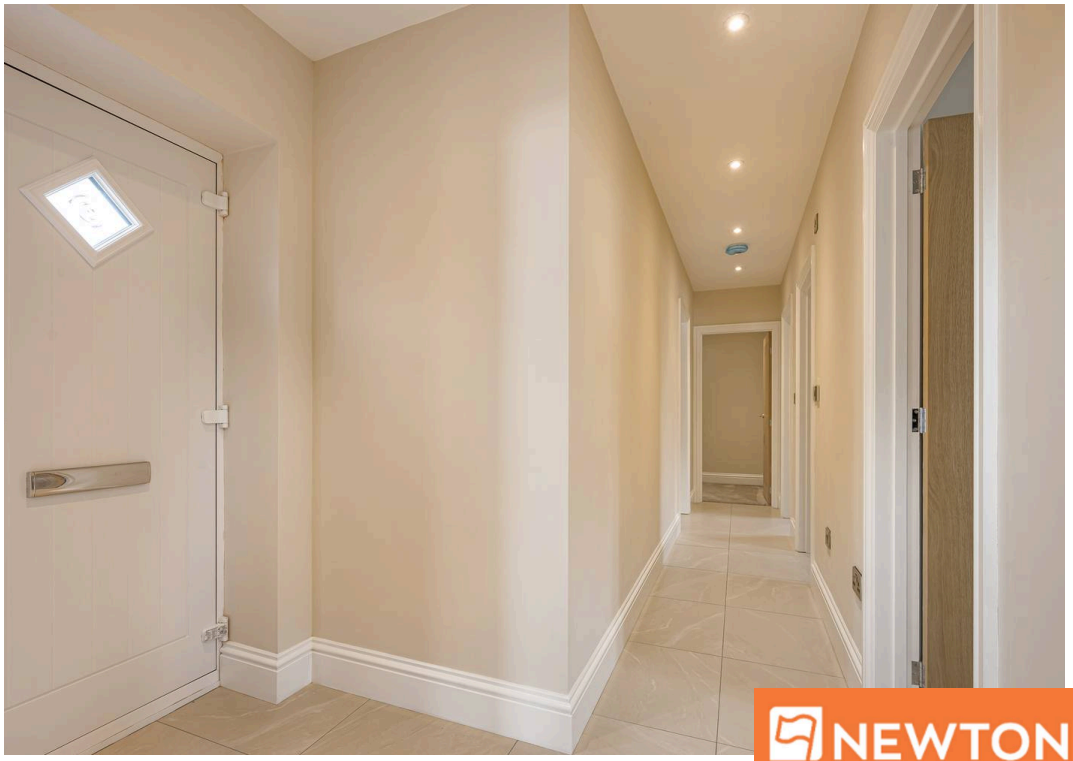
KITCHEN & FAMILY ROOM

19' 7" x 15' 7" (5.98m x 4.76m)

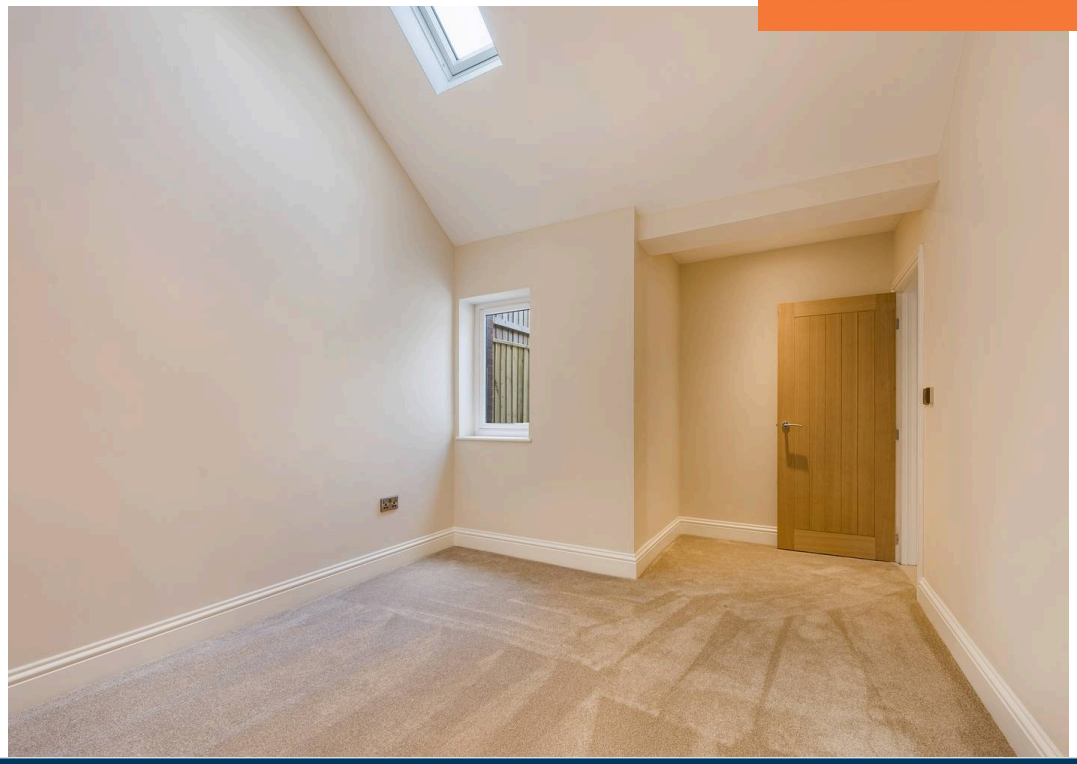
Fitted with an 'L' shaped kitchen comprising shaker style base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl composite sink unit with mixer tap over, electric hob with extractor fan above and pan drawers below, tall unit housing a built in oven and microwave, integrated dishwasher, integrated fridge freezer, tiled floor, 2 skylight windows, 2 tall pvc windows to the front elevation, bifold doors to the side elevation, vaulted ceiling with inset downlights.

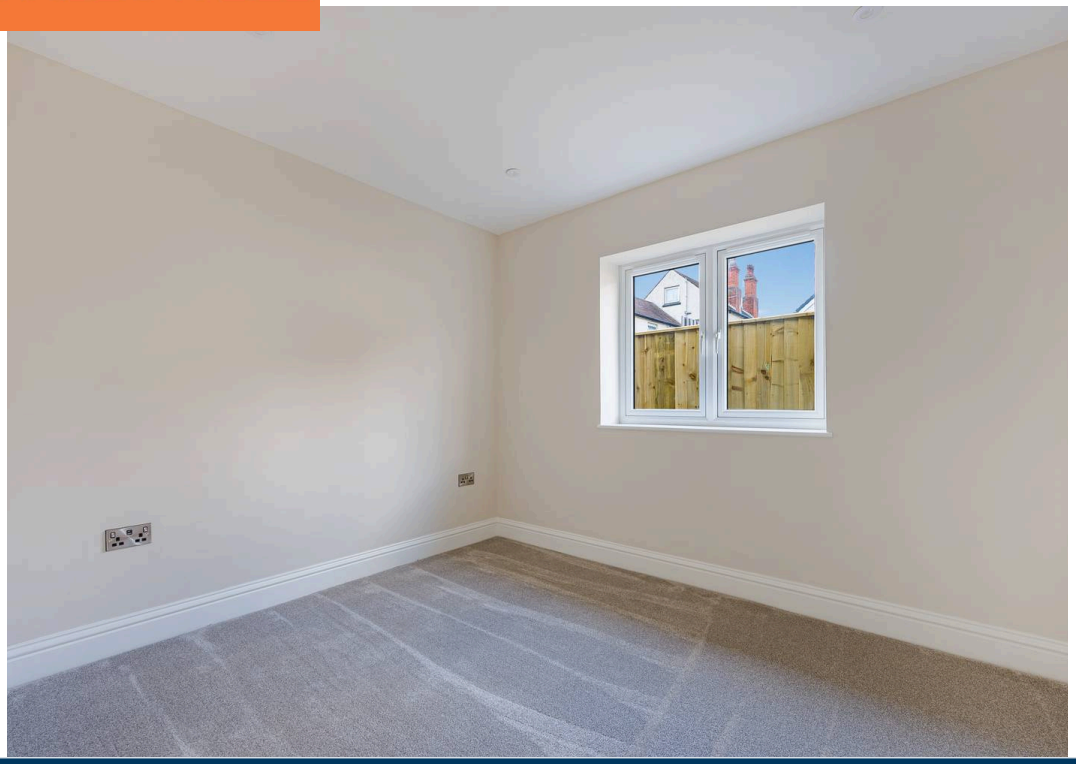
UTILITY ROOM

With base and wall units to match the kitchen, worksurfaces, plumbing for washing machine, tall unit housing a wall mounted Alpha gas central heating boiler, underfloor heating manifold, pvc window to the side elevation.



NEWTON FALLOWELL





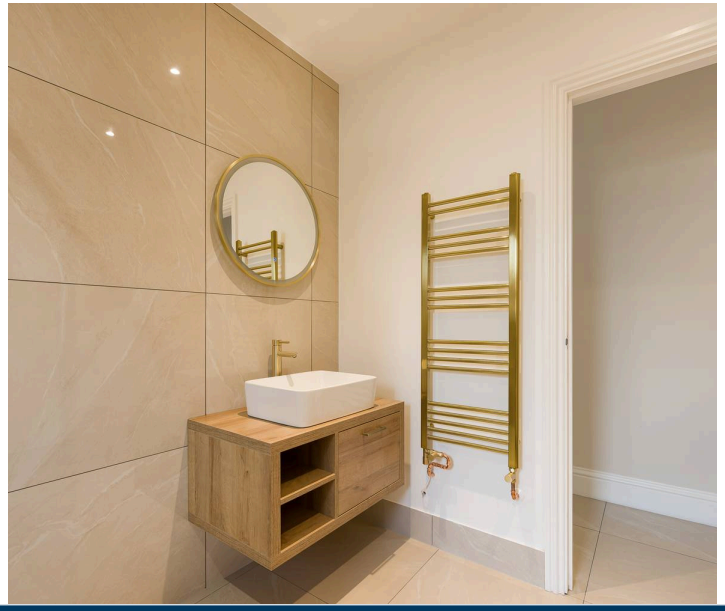
SHOWER ROOM
8' 8" x 7' 1" (2.63m x 2.17m)
Fitted with a spacious walk in shower with glass screen, W.C, wall hung vanity unit with and counter top hand basin with pillar tap, illuminated mirror, heated towel radiator, tiled walls and floor, opaque pvc window to the side elevation.

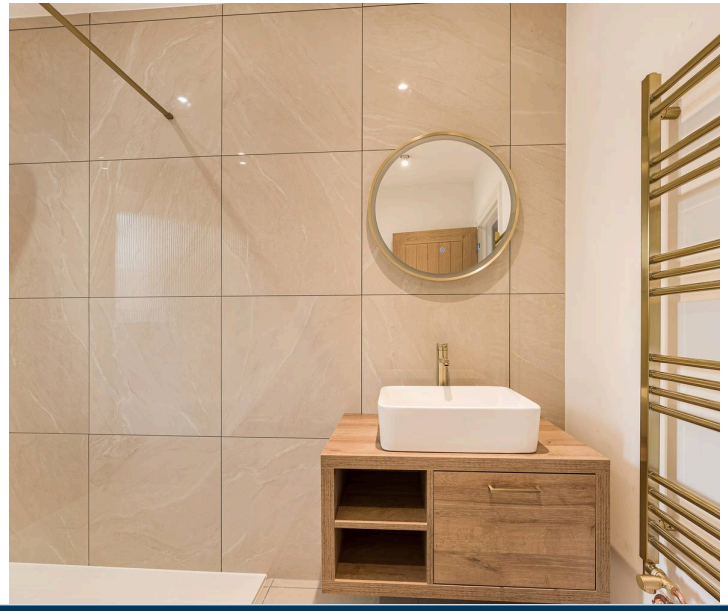
LOUNGE / BEDROOM 3
13' 7" x 11' 7" (4.14m x 3.52m)
With pvc window to the front elevation.

BEDROOM 1
15' 11" x 10' 2" (4.86m x 3.11m)
With pvc window to the side elevation, skylight window.

BEDROOM 2
10' 7" x 8' 10" (3.22m x 2.68m)
With pvc window to the side elevation.

OUTSIDE
The property is approached over a stone resin driveway with lawned garden to the side and bordered by a low brick wall. A paved ramped path leads around the property to the entrance door where there is larger paved seating area adjacent to the bifold doors being an ideal space for alfresco dining. Exterior lighting, cold water tap.





TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by underfloor heating. 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 - 2026/27 - £TBD

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 of £72 (incl. VAT), 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.

Newton Fallowell Estate Agents

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