



8 Bramley Walk

Skegness, Skegness

NO CHAIN. A beautifully presented and spacious detached bungalow in a very popular location on the Gleneagles Estate with large gardens offering a high degree of privacy. The accommodation comprises Porch, Hallway, 16ft Lounge, modern 20ft Kitchen Diner opening into a Conservatory, Utility Room, Study/4th Bedroom (former garage), Master Bedroom with En-suite Shower Room, 2 further Bedrooms, a Bathroom and Shower Room. Occupying a spacious plot at the end of the cul-de-sac with a block paved drive providing ample parking and stunning landscaped gardens to the front and rear. Beyond the rear garden lies the King George V Walk. Viewing is essential to appreciate the size and peaceful location of this well appointed property.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







ACCOMMODATION

Entrance is on the front elevation via a composite door with glazed side panel to a:-

PORCH

With slim pvc window and an inner pvc door opening to the:-

HALLWAY

With pvc window to the front elevation, modern radiator, door to an Inner Hallway with 2 built in cupboards and tiled flooring leading through to the:-

KITCHEN DINER

20' 4" x 9' 11" (6.19m x 3.03m)

Beautifully fitted with a modern range of handleless shaker style base and wall cupboards, quartz worksurfaces with inset 1 1/2 bowl sink unit and grooved drainer, tall unit housing a built in oven and recess for a microwave, a bank of tall units to one wall, return worksurface forming a breakfast bar with inset ceramic hob with extractor hood above, modern radiator, door to Utility, pvc window to the rear elevation and sliding patio door to the:-

LOUNGE

16' 6" x 12' 2" (5.02m x 3.72m)

With walk in pvc bay window to the front elevation, modern radiator, built in media unit to one wall with glazed cabinets and feature lighting, bifold doors opening Kitchen Diner.

CONSERVATORY

7' 7" x 5' 9" (2.30m x 1.76m)

Of pvc construction on a low brick wall with opaque polycarbonate roof and pvc patio doors opening to the rear garden, tiled floor.



UTILITY ROOM

8' 6" x 5' 2" (2.59m x 1.57m)

With worksurface with spaces below for washing machine and dryer and wall cupboards above, base unit with inset sink unit, pvc window and door to the rear elevation, vertical towel radiator, door to:-

STUDY / BEDROOM 4

10' 5" x 8' 7" (3.17m x 2.62m)

With pvc window to the side elevation, radiator.

BEDROOM 2

13' 0" x 9' 5" (3.95m x 2.87m)

With pvc window to the rear elevation, radiator.

BATHROOM

9' 9" x 6' 2" (2.98m x 1.89m)

Fitted with a panelled spa bath with body jets and hand shower attachment over, corner shower enclosure, hand basin in a vanity unit, W.C with concealed cistern, part tiled walls, tiled floor, opaque pvc window to the side elevation.

BEDROOM 1

12' 0" x 11' 11" (3.66m x 3.62m)

With pvc window to the side elevation, radiator, door to:-

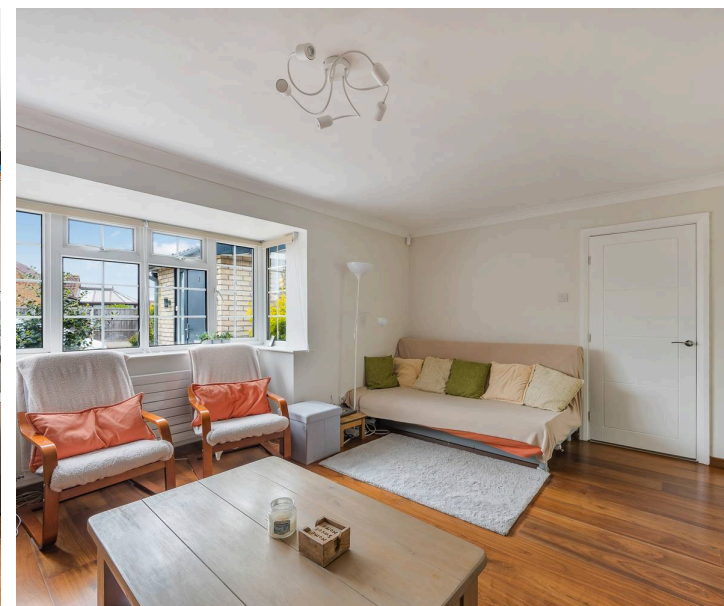
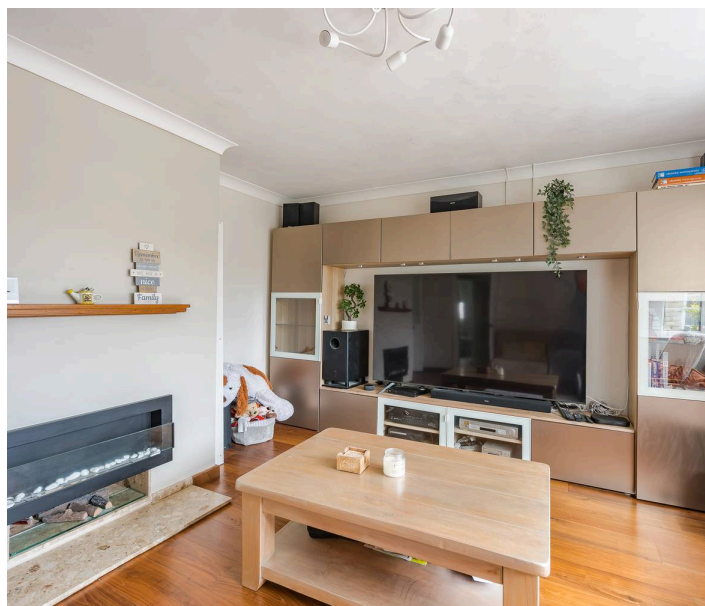
EN-SUITE SHOWER ROOM

With a tiled shower enclosure with glass screen door, hand basin in a vanity unit, W.C with concealed cistern, part tiled walls, pvc window to the side elevation.

BEDROOM 3

11' 2" x 10' 8" (3.40m x 3.26m)

With pvc window to the front elevation, pvc door to the side elevation, radiator.





 **NEWTON FALLOWELL**





SHOWER ROOM

6' 11" x 4' 1" (2.12m x 1.25m)

With recessed shower enclosure with screen door, vanity unit with counter top hand basin, W.C with concealed cistern, part tiled walls, tiled floor, opaque pvc window to the front elevation.

OUTSIDE

The property stands on a large plot with block paved driveway providing ample parking. There is a lawned garden to the front with slate chipped garden borders and shrub beds. The former garage has been converted to provide a 4th bedroom with a Store to the front accessed from the drive. Gated paths to either side lead to the beautifully landscaped rear garden which faces south-west and offers a high degree of privacy and comprises a large lawn, paved and decked patio seating areas, a gazebo with removable sun canopy and mature shrub borders. A path to the side of the bungalow accommodates 2 timber garden sheds and 2 greenhouses.

TENURE

Freehold.

SERVICES

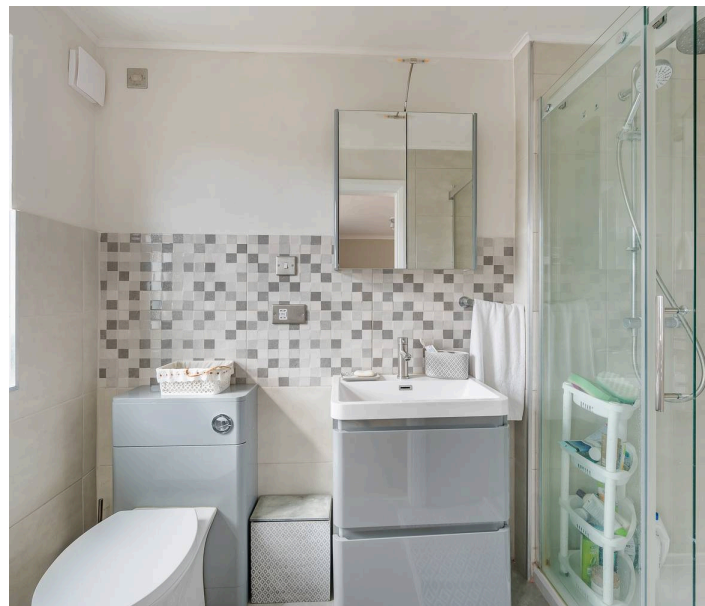
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band D - 2026/27 - £2319.67





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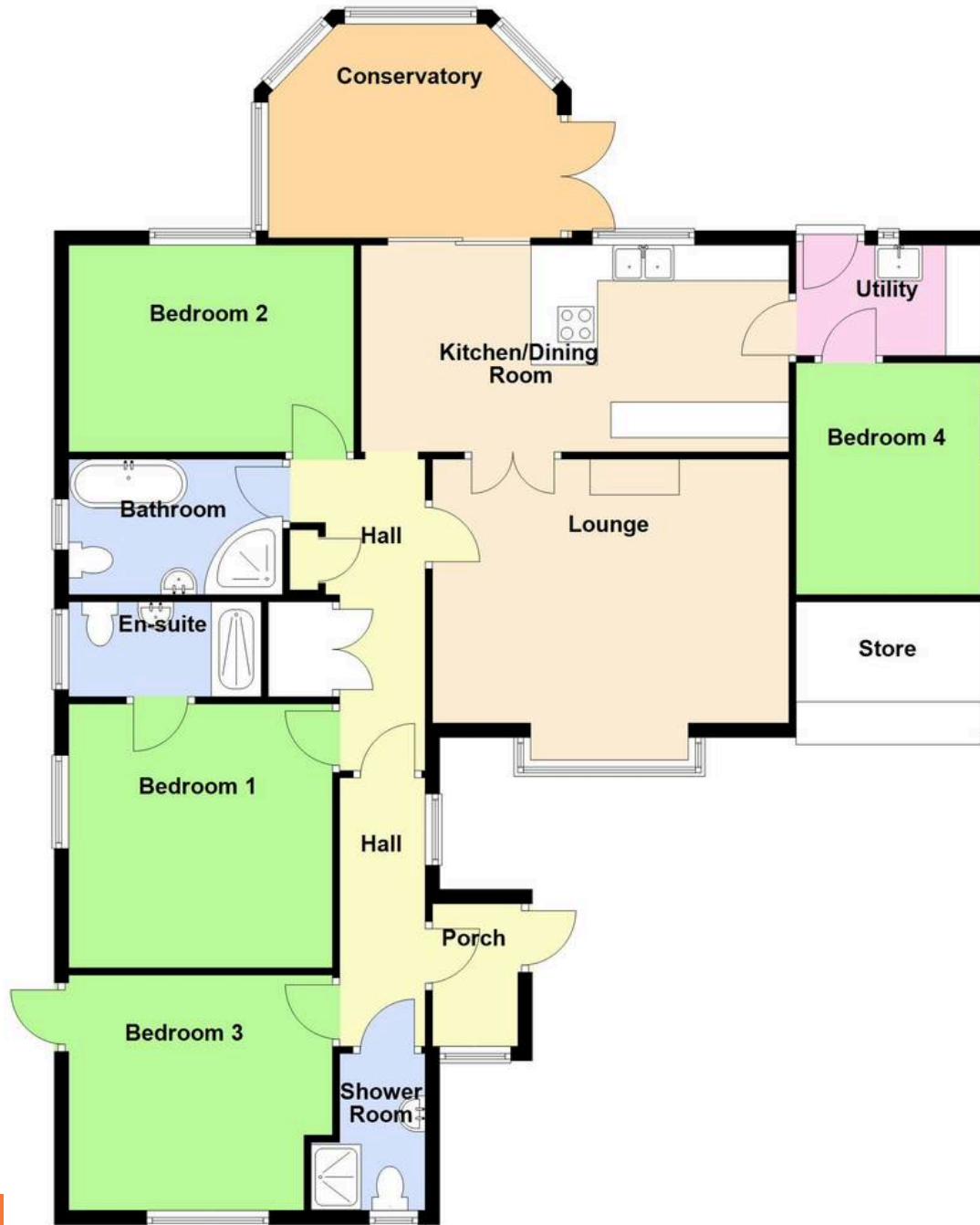
 **NEWTON FALLOWELL**





Ground Floor

Approx. 135.5 sq. metres (1458.8 sq. feet)





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