



 **NEWTON**  
**FALLOWELL**

3 St. Valentines Way, Skegness – PE25 2NG  
£210,000

## 3 St. Valentines Way

### Skegness

A 2 bedroom detached bungalow situated in a popular residential location to the west of Skegness town centre convenient for local shops and doctors surgery. The accommodation comprises an Enclosed Porch, Hallway, Kitchen, 21ft Lounge, 20ft Conservatory, 2 double Bedrooms and a Shower Room. There are low maintenance front and rear gardens, a driveway providing off street parking and a Garage. EPC Rating (tbc)

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





### ACCOMMODATION

Entrance is on the side elevation via a pvc door opening to an Enclosed Porch with inner door to the-

### HALLWAY

With radiator, built in cupboard, access to roof space.

### LOUNGE

21' 3" x 12' 1" (6.47m x 3.68m)

With radiator, wooden double glazed window overlooking and sliding patio doors opening to the:-

### CONSERVATORY

20' 8" x 7' 11" (6.29m x 2.41m)

On a low brick wall with pvc windows and opaque polycarbonate roof, door to the Garage, pvc door to the rear garden.

### KITCHEN

11' 5" x 10' 10" (3.49m x 3.31m)

With base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, space for oven, space and plumbing for washing machine, wall mounted Viessmann gas central heating boiler, pvc window and door to the side elevation.

### BEDROOM 1

13' 3" x 10' 10" (4.04m x 3.31m)

With pvc window to the front elevation, radiator.

### BEDROOM 2

10' 8" x 9' 11" (3.24m x 3.02m)

With pvc window to the front elevation, radiator.

### SHOWER ROOM

With shower enclosure with sliding glass door, pedestal hand basin, W.C, tiled walls, extractor fan, heated towel radiator.



## OUTSIDE

To the front of the bungalow is mainly block paving with gravelled areas and a long driveway providing parking. The rear garden is mainly block paved for low maintenance with inset artificial grassed areas.

## GARAGE

16' 9" x 9' 7" (5.11m x 2.91m)

With vehicle door, pvc window to the rear elevation, wooden door to the side.

## 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.

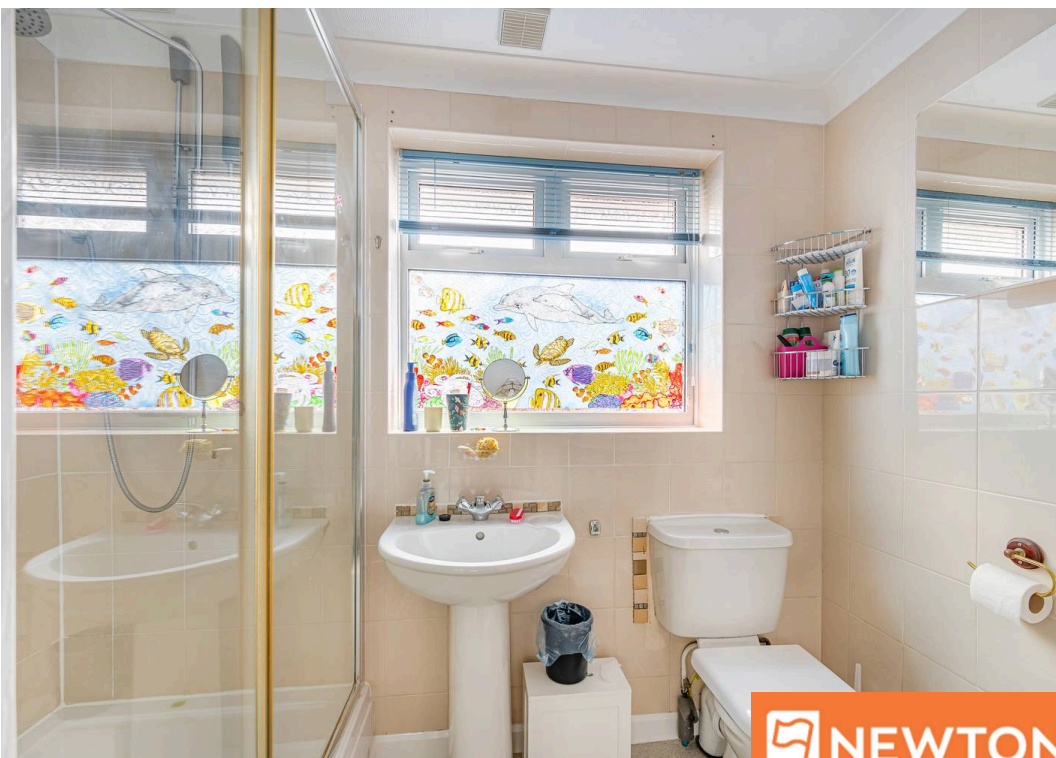
## VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

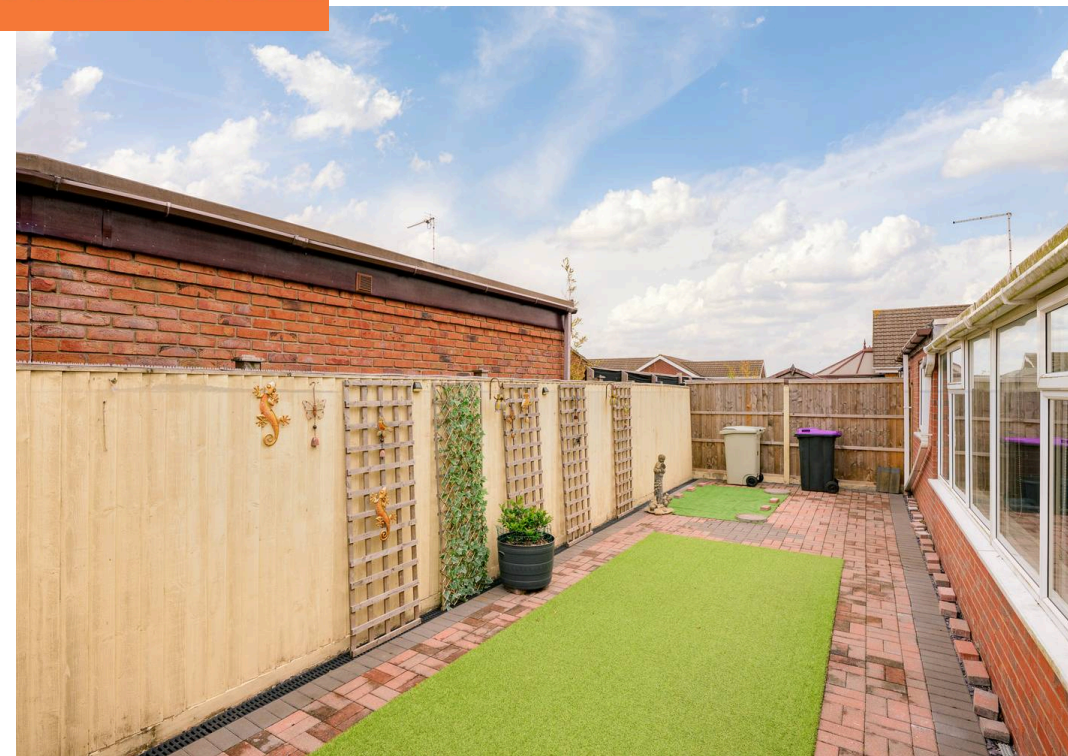
## COUNCIL TAX

Charging Authority – East Lindsey District Council Band B - 2026/27 – £1804.19





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#### **ANTI MONEY LAUNDERNG 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 is £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.

#### **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.

## Ground Floor

Approx. 104.9 sq. metres (1129.1 sq. feet)



Total area: approx. 104.9 sq. metres (1129.1 sq. feet)



## Newton Fallowell Estate Agents

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