



 **NEWTON**
FALLOWELL

11 Lumley Crescent, Skegness – PE25 2TL
£219,000

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Skegness, Skegness

A 3 Bedroom detached bungalow in a great location close to the town centre with lower maintenance gardens, Summerhouse, drive and wide Garage. The accommodation comprises Reception Hall, Lounge, Dining Kitchen with double doors to the garden, Bathroom and 2nd W.C. The property benefits from pvc double glazing and gas central heating. Well worth viewing. EPC Rating D

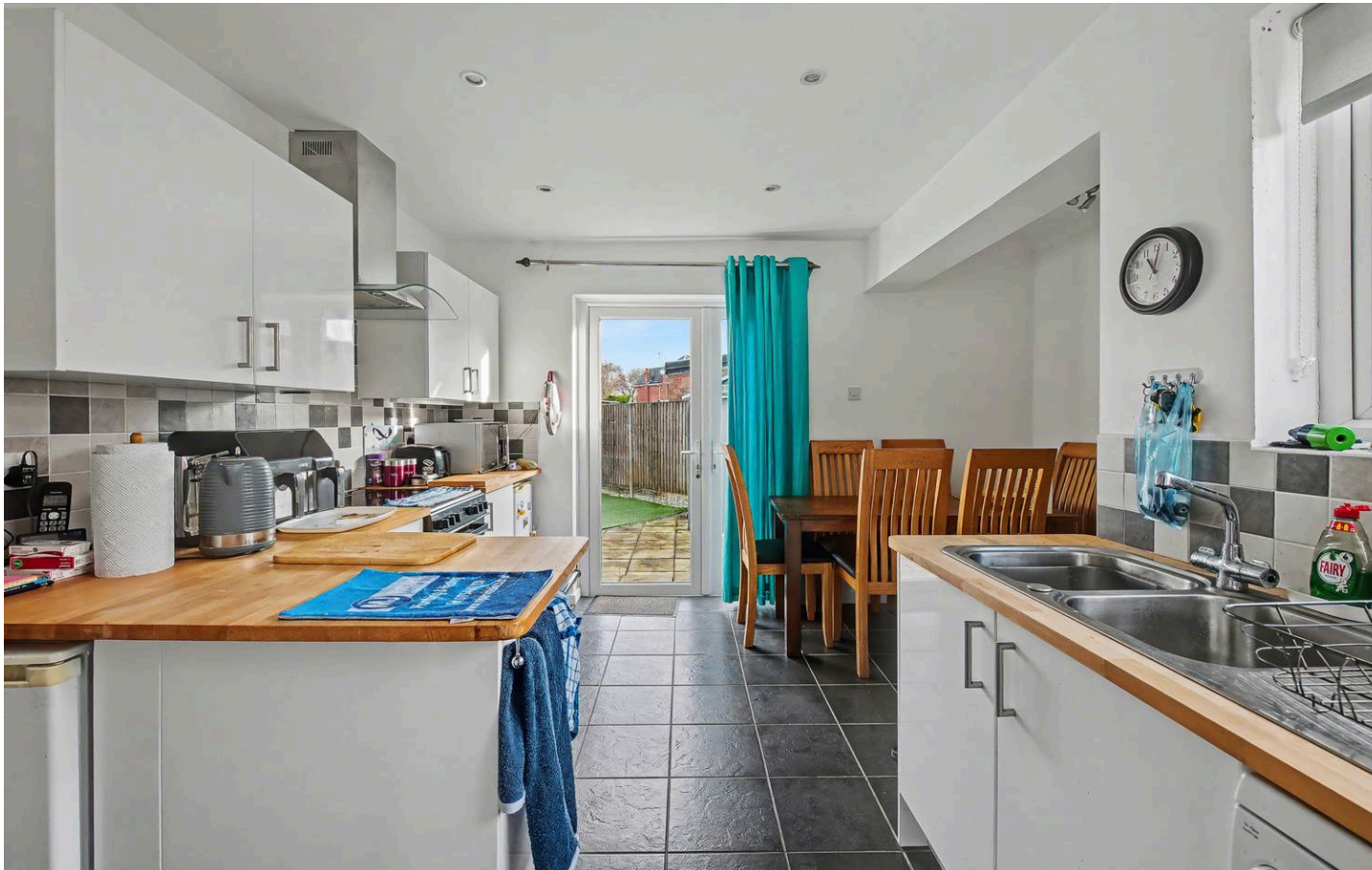
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





ACCOMMODATION

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

RECEPTION HALL

With radiator, cloaks area, access to roof space, gas central heating boiler, recessed built in cupboard with storage space and plumbing for washing machine.

LOUNGE

12' 6" x 15' 11" (3.80m x 4.86m)

With 2 pvc windows to the front elevation, radiator, wooden fireplace surround.

DINING KITCHEN

14' 1" x 13' 1" (4.30m x 4.00m)

Fitted with white high gloss base and wall units, wood worksurfaces with tiled splashbacks, double bowl sink unit with mixer tap over, tiled floor, pvc window to the side elevation and pvc double doors to the garden.

BEDROOM 1

12' 0" x 9' 10" (3.67m x 3.00m)

With pvc window to the rear elevation, radiator.

BEDROOM 2

12' 0" x 8' 4" (3.67m x 2.53m)

With pvc window to the side elevation, radiator.

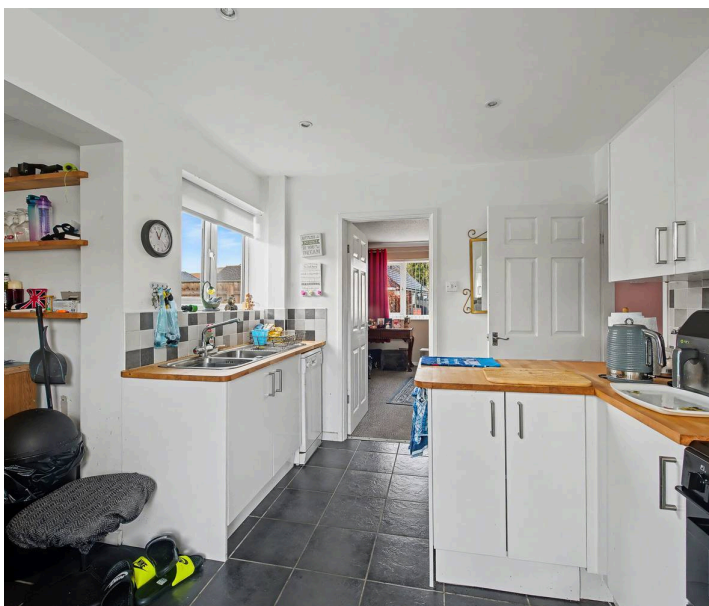
BEDROOM 3

9' 2" x 7' 1" (2.80m x 2.16m)

With radiator, pvc window to the front elevation.

WC

With toilet, hand basin, radiator, opaque pvc window, tiled floor.



BATHROOM

9' 0" x 6' 8" (2.74m x 2.03m)

With an easy access bath with shower over, W.C and hand basin in a suite of furniture, tiled surround, tiled floor, opaque pvc window, vertical towel radiator, wall heater.

OUTSIDE

The bungalow is pleasantly situated on a shaped plot with low maintenance paved front garden with shrub borders, faux lawned area and brick front wall with iron handgate.

A pair of wrought iron gates open to the block paved drive leading to the:-

GARAGE

With remote operated motorised door, single glazed window to the side elevation, rear door, light and power. A small side paved yard leads to the rear garden which includes paved sitting areas for lower maintenance, faux lawned area with raised central garden bed and exterior lighting.

SUMMER HOUSE

10' 0" x 8' 0" (3.04m x 2.43m)

With bifold doors and verandah, adjacent garden shed.

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.

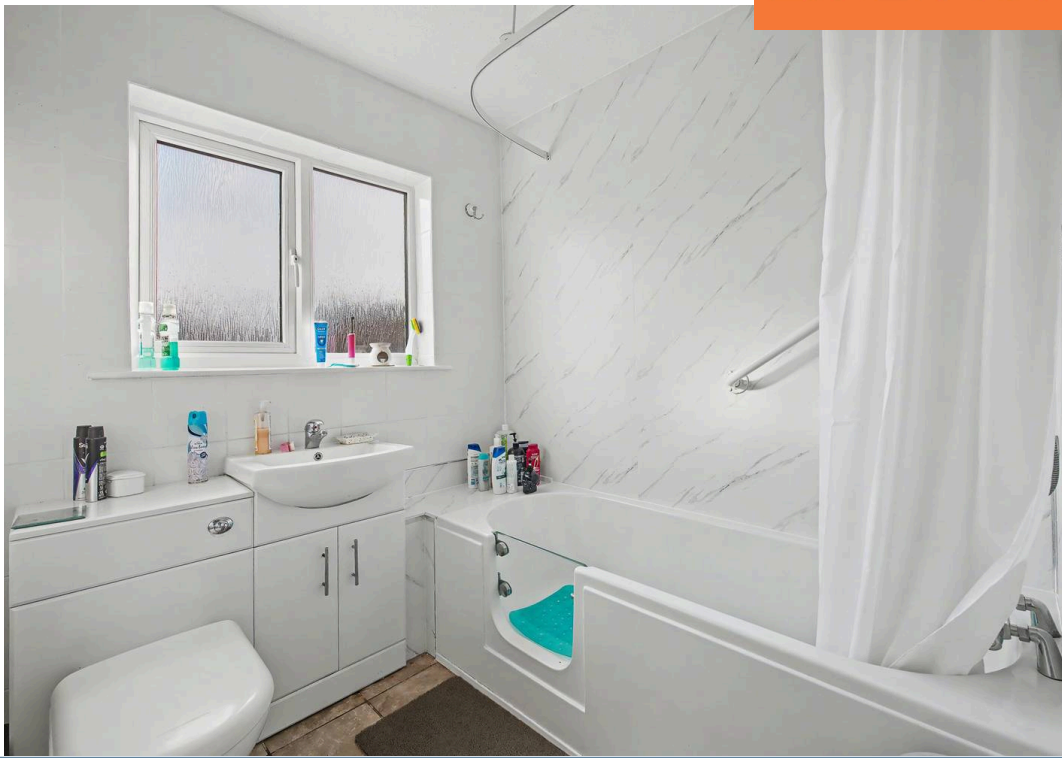
COUNCIL TAX

Charging Authority – East Lindsey District Council Band C-2025/26 – £1,992.43





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ANTI-MONEY LAUNDERING REGULATIONS

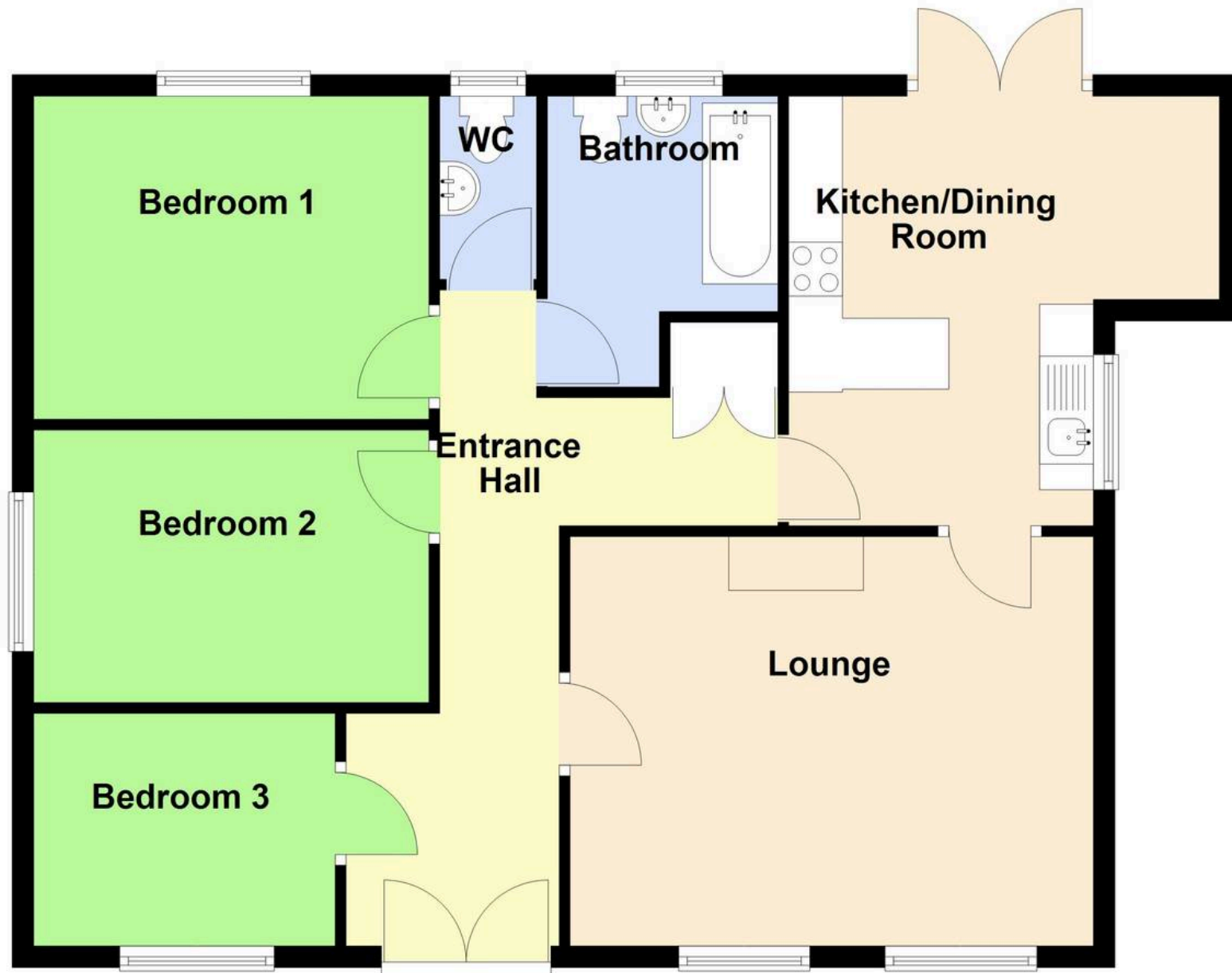
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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, 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

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.

Ground Floor

Approx. 80.5 sq. metres (866.2 sq. feet)





Newton Fallowell Estate Agents

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