



48 Churchill Avenue,  
Skegness, PE25 2RN



**£189,950**

- NO CHAIN
- MODERN FAMILY HOUSE
- EN-SUITE MASTER BEDROOM
- CLOSE TO SHOPS & SCHOOLS
- KITCHEN DINER
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- PARKING SPACE & GARAGE
- FREEHOLD
- EPC RATING B



**NO CHAIN.** A modern 3 Bedroom family house with En-Suite Master Bedroom situated on the popular Lumley Fields Estate close to local shops, schools and the doctors. The accommodation comprises Entrance Hall, W.C, Kitchen Diner and Living Room to the ground floor. To the first floor is a master Bedroom with En-Suite Shower Room, 2 further Bedrooms and a family Bathroom. The property benefits from gas central heating, enclosed rear garden, parking space and a Garage. EPC Rating B

### ACCOMMODATION

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

### ENTRANCE HALL

With stairs to first floor, built in cupboard.

### LIVING ROOM

5.49m x 3.84m (18'0" x 12'7")

With pvc window to the front elevation, radiator.

### KITCHEN DINER

4.97m x 3.43m (16'4" x 11'4")

With a modern range of base and wall units, worksurfaces with tiled splashbacks, 1 1/2 bowl stainless steel sink unit, space for fridge freezer, space and plumbing for washing machine, concealed wall mounted gas central heating boiler, radiator, pvc window and pvc doors to the rear elevation.



## W.C

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

## FIRST FLOOR LANDING

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

## BEDROOM 1

3.64m x 3.12m (11'11" x 10'2")

With pvc window to the front elevation, built in mirror fronted wardrobes, radiator.

## EN-SUITE SHOWER ROOM

2.14m x 1.8m (7'0" x 5'11")

With corner shower enclosure with direct shower, W.C, pedestal hand basin, heated towel radiator.

## BEDROOM 2

3.17m x 2.72m (10'5" x 8'11")

With pvc window to the rear elevation, radiator.

## BEDROOM 3

3.24m x 2.14m (10'7" x 7'0")

With pvc window to the rear elevation, radiator.

## BATHROOM

2.03m x 1.71m (6'8" x 5'7")

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

## OUTSIDE

To the front is a small garden with path to the front door.

There is an enclosed lawned garden to the rear with handgate leading to a parking space and:-



## **GARAGE**

5.65m x 2.7m (18'6" x 8'11")

With up and over vehicle door, light and power, side door.

The Garage is held under Lease for a term of 999 years from 2016 with an annual ground rent/service charge of approx £175.00.

## **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 - 2025/26 - £1,743.37

## 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. The cost of these checks is £66(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.

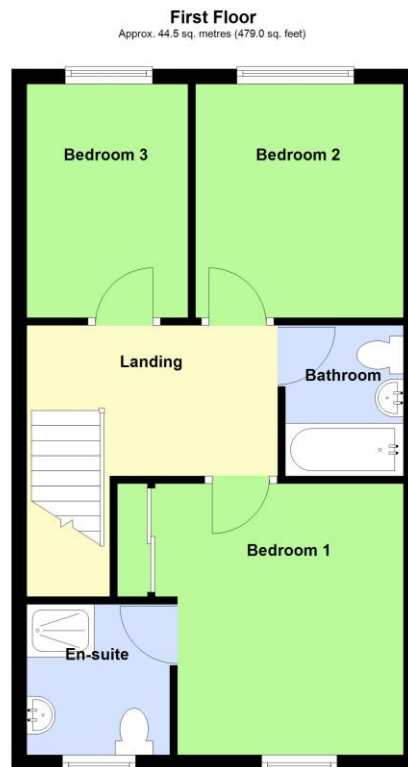
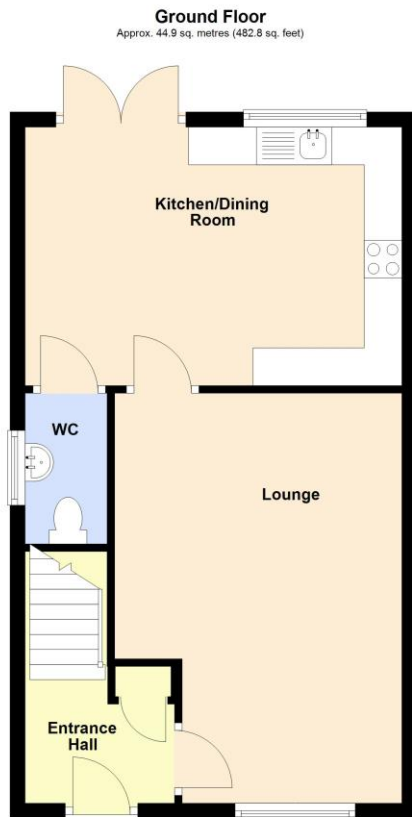
## AGENTS NOTES

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.

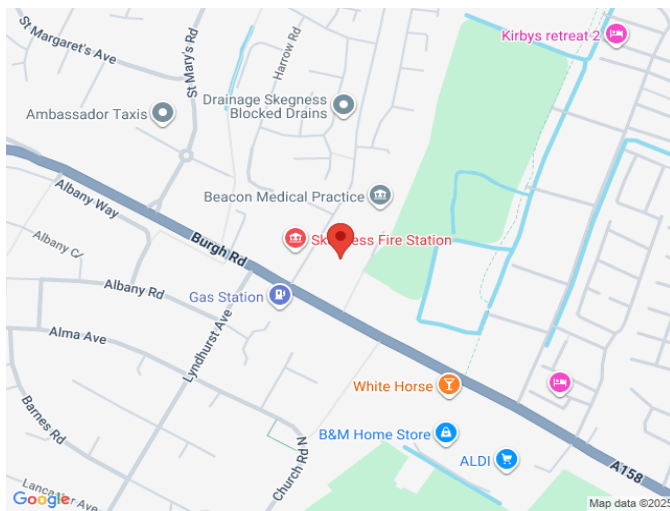
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



# Floorplan



Total area: approx. 89.4 sq. metres (961.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

01754 766061  
skegness@newtonfallowell.co.uk