



 **NEWTON**
FALLOWELL

2 Veronica Close, Skegness – PE25 1HY
£350,000

2 Veronica Close

Skegness, Skegness

An immaculate and beautifully presented 3 bedroom detached house in an exclusive cul-de-sac location to the west of Skegness town centre convenient for local amenities, doctors surgery and schools. The accommodation comprises a spacious Entrance Hall with Cloakroom, 21' Lounge, Study, beautifully fitted 23' Kitchen Diner with double doors leading to a Garden Room, Utility Room. To the first floor is a Master Bedroom with Dressing Room and En-Suite Shower Room, 2 further double Bedrooms and a good sized family Bathroom with separate Shower. The property benefits from a gas central heating system with underfloor heating to the ground floor. There is a block paved driveway to the front of the house providing access to a Double Garage and a lower maintenance enclosed garden to the rear. Viewing is essential to appreciate the presentation of this lovely family home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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.





ACCOMMODATION

Entrance is on the front elevation via a pvc door with side screens to the:-

ENTRANCE HALLWAY

With tiled floor with underfloor heating and thermostat control, stairs to first floor.

CLOAKROOM

With hand basin with tiled splashback, W.C, tiled floor, extractor.

LOUNGE

21' 1" x 13' 1" (6.43m x 3.99m)

With pvc bay window to the front elevation, stone effect fireplace with inset electric fire, wood effect flooring with underfloor heating and thermostat control, glazed door to the:-

OFFICE

11' 10" x 8' 1" (3.61m x 2.46m)

With wood effect flooring with underfloor heating and thermostat control, built in office furniture, pvc window overlooking the Sun Room.

DINING KITCHEN

23' 4" x 11' 10" (7.11m x 3.61m)

Fitted with a range of wood effect base units, granite worksurfaces with tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap over, integrated dishwasher, built in wine rack, 4 ring ceramic hob with extractor hood above, a bank of tall units housing twin electric ovens and space for a american style fridge freezer, , breakfast bar seating area, tiled floor with underfloor heating and thermostat control, pvc window to the rear elevation and pvc double doors opening to the Garden Room and door to:-



UTILITY ROOM

11' 10" x 5' 3" (3.61m x 1.60m)

With base and wall units to match the kitchen, worksurfaces with tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap over, space and plumbing for washing machine, space for dryer, larder cupboard, pvc window to the side elevation, door to the garage and door to the rear elevation.

GARDEN ROOM

15' 4" x 10' 0" (4.67m x 3.05m)

With 3 feature pvc windows to the rear elevations, high level pvc window to the side elevation and pvc french doors opening onto the garden, exposed brickwork and tiled floor.

1ST FLOOR LANDING

With lovely wooden return staircase, radiator, access to roof space and eaves storage space, skylight window.

BEDROOM 1

17' 7" x 13' 4" (5.36m x 4.06m)

With pvc window to the front elevation, built in cupboard housing the hot water cylinder, radiator, door to:-

DRESSING ROOM

8' 0" x 5' 8" (2.44m x 1.73m)

With shelving, drawers and hanging rails.

EN-SUITE SHOWER ROOM

9' 10" x 6' 2" (3.00m x 1.88m)

With large walk in shower enclosure with wet wall panelling and glass screen door, hand basin with vanity unit below, W.C, tiled walls and tile effect flooring, heated towel radiator, skylight window, extractor fan.

BEDROOM 2

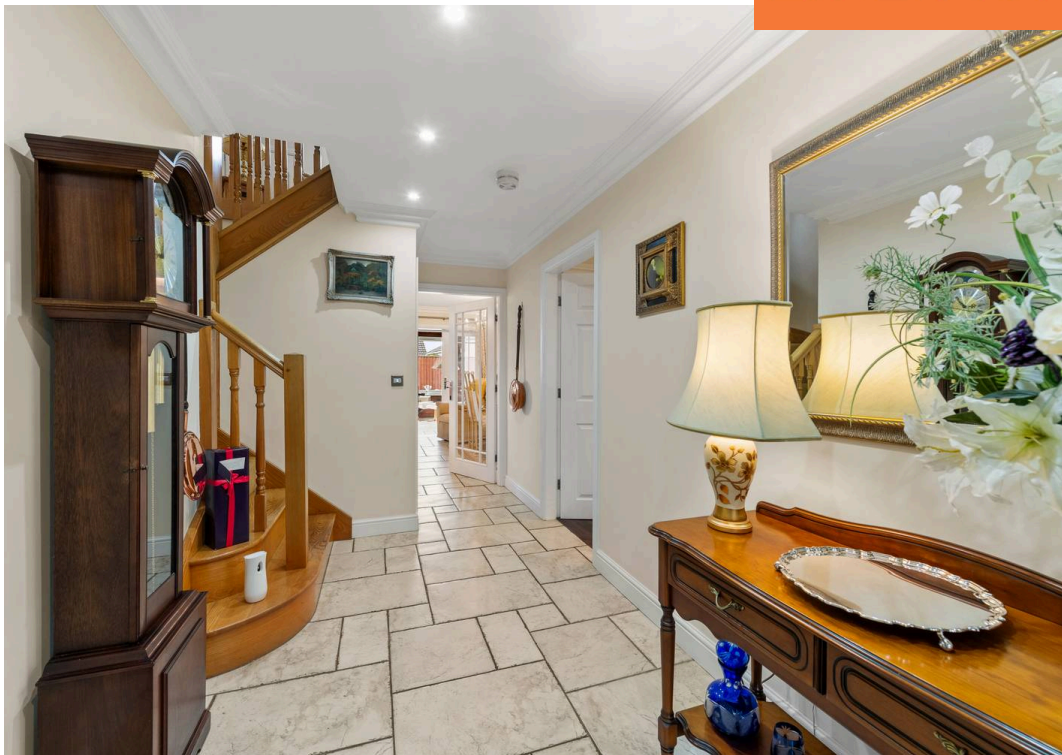
11' 4" x 11' 9" (3.45m x 3.58m)

With pvc dormer window to the front elevation, radiator, built in storage to the eaves.





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BEDROOM 3

12' 0" x 10' 0" (3.66m x 3.05m)

With pvc dormer window to the front elevation, radiator, built in eaves storage.

BATHROOM

12' 0" x 10' 10" (3.66m x 3.30m)

fitted with a freestanding bath on a wooden trestle stand with central mixer tap, large shower enclosure with glass screen door, pedestal hand basin, W.C, tiled walls and floor, heated towel radiator, dormer window to the rear elevation.

OUTSIDE

Veronica Close is situated off Beacon way, being a private cul-de-sac serving 5 properties each of which share the cost of maintenance responsibilities. No. 2 is bordered by a curved brick wall with gravelled garden borders and a large block paved driveway providing ample off road parking an access to Garage.

DOUBLE GARAGE

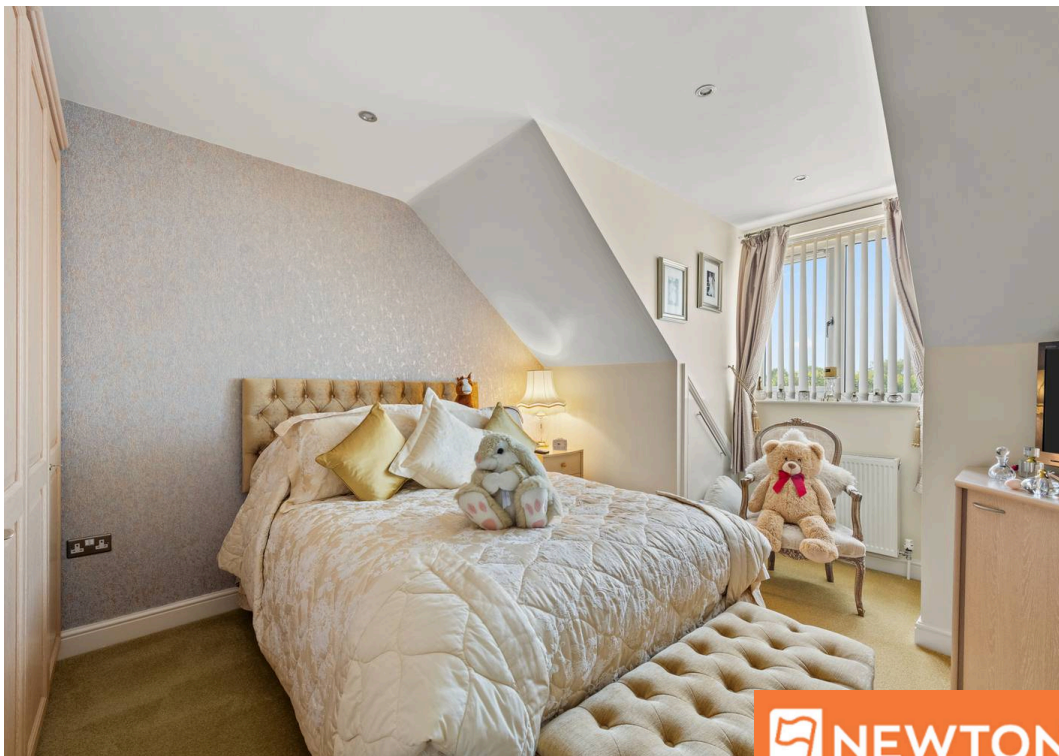
23' 6" x 16' 4" (7.16m x 4.98m)

With electric vehicle door, radiator, two power points, light, Viessman gas central heating boiler, underfloor heating manifold, tiled floor, pvc door to the side elevation.

REAR GARDEN

A gated path to the side leads around to the enclosed rear garden which is set out for lower maintenance with paved seating areas, Hot Tub and an artificial lawn with gravelled borders.





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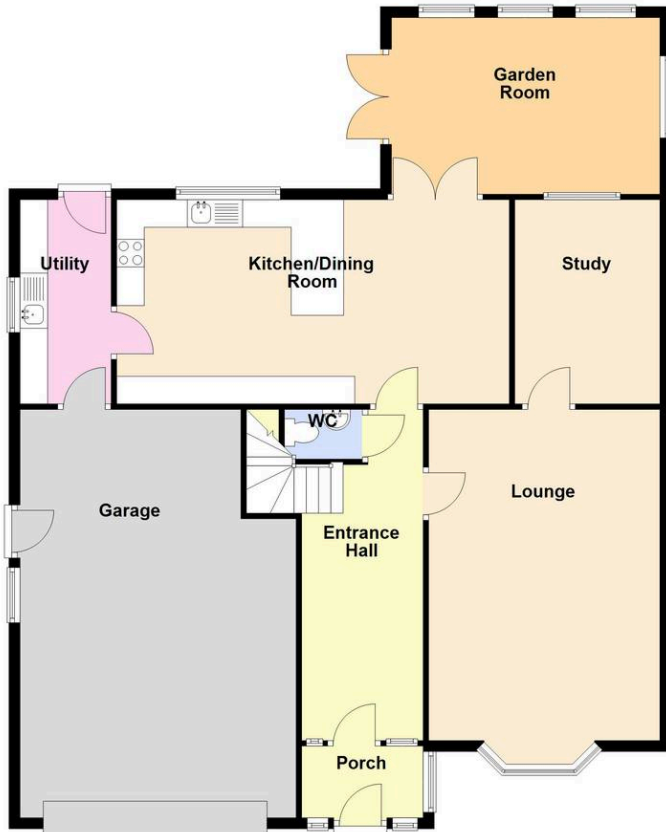


 **NEWTON FALLOWELL**



Ground Floor

Approx. 138.9 sq. metres (1494.6 sq. feet)



First Floor

Approx. 87.8 sq. metres (945.0 sq. feet)



Total area: approx. 226.7 sq. metres (2439.7 sq. feet)

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 E - 2026/27 - £2835.15

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 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.



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