



 **NEWTON**  
**FALLOWELL**

Kia-Ora Croft Bank, Croft – PE24 4RE  
£129,950

# Kia-Ora Croft Bank

Croft, Skegness

No Chain. A two bedroom semi detached bungalow conveniently situated on the outskirts of Skegness just a short drive to local facilities and the beach. The accommodation comprises Entrance Porch, Lounge, Dining Room, Kitchen, Pantry, rear Porch, 2 Bedrooms, Bathroom and a separate W.C. There are lawned gardens to the front and rear and a driveway providing ample parking. EPC Rating F

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





## ACCOMMODATION

Entrance is on the front elevation via an:-

### ENTRANCE PORCH

With pvc door and window, glazed inner door to the:-

### LIVING ROOM

14' 10" x 11' 10" (4.52m x 3.60m)

With pvc window to the front elevation, fireplace with electric fire.

### DINING ROOM

10' 10" x 10' 1" (3.31m x 3.08m)

With fireplace with inset electric fire, built in cupboards to the chimney breast recess, , door to a Pantry, window overlooking and door to the:-

### REAR HALL

With door to Rear Porch and door to the:-

### KITCHEN

10' 2" x 6' 2" (3.11m x 1.87m)

With base units with worksurfaces over, inset stainless steel sink unit, electric cooker point, plumbing for washing machine, pvc window to the rear elevation, single glazed window to the side elevation.

### REAR PORCH

Of pvc construction.

### BEDROOM 1

10' 6" x 9' 0" (3.19m x 2.74m)

With pvc window to the front elevation, built in wardrobes with central dressing table.

### BEDROOM 2

10' 9" x 7' 0" (3.28m x 2.14m)

With pvc window to the side elevation.



**BATHROOM**

5' 9" x 5' 5" (1.74m x 1.64m)

With bath, pedestal hand basin, pvc window to the rear elevation, tiled walls.

**W.C**

With W.C, pvc window to the rear elevation.

**OUTSIDE**

To the front is a lawned garden with shrub beds and a drive providing off road parking. A gate leads to the rear garden which is also lawned with concrete paths, Greenhouse and former garage (in need of repair/removal)

**TENURE**

Freehold.

**SERVICES**

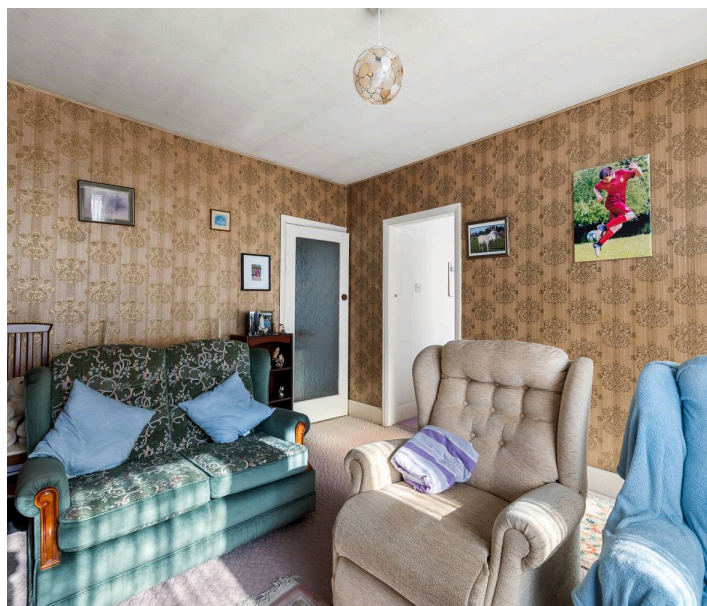
The property has mains electricity, water and drainage connected. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

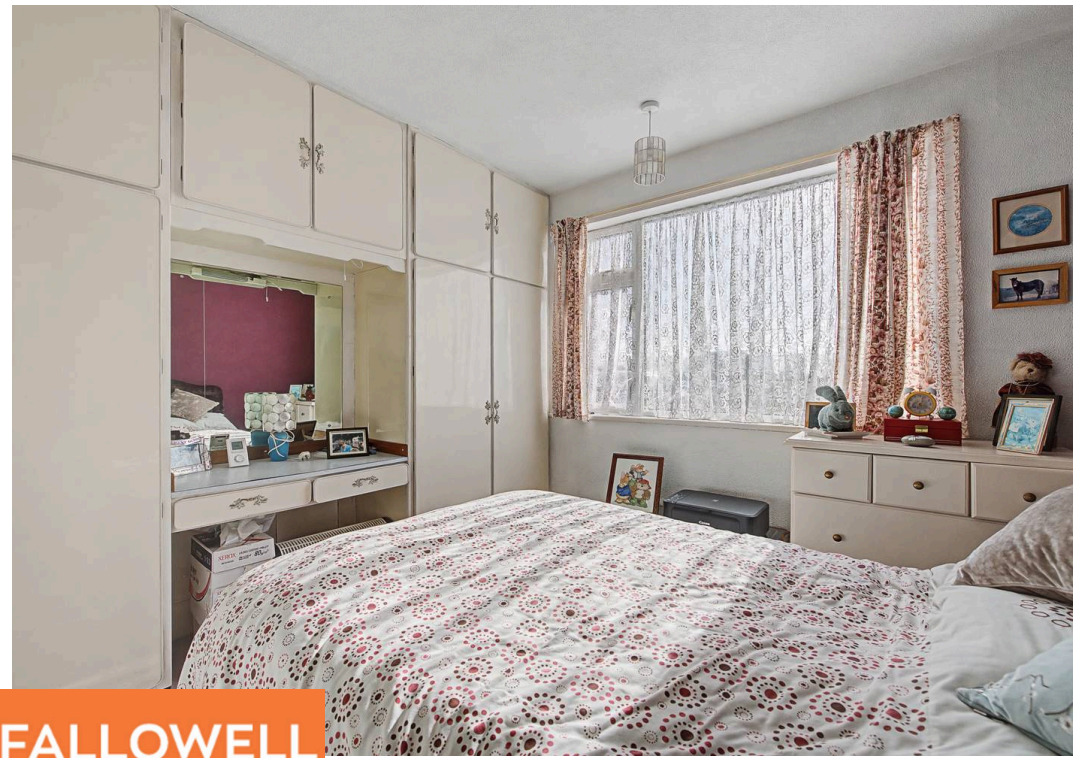
**VIEWING**

By prior appointment with Newton Fallowell office in Skegness.

**COUNCIL TAX**

Charging Authority – East Lindsey District Council Band A – 2025/26 – £1440.72





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#### **ANTI MONEY LAUNDERING REGULATIONS**

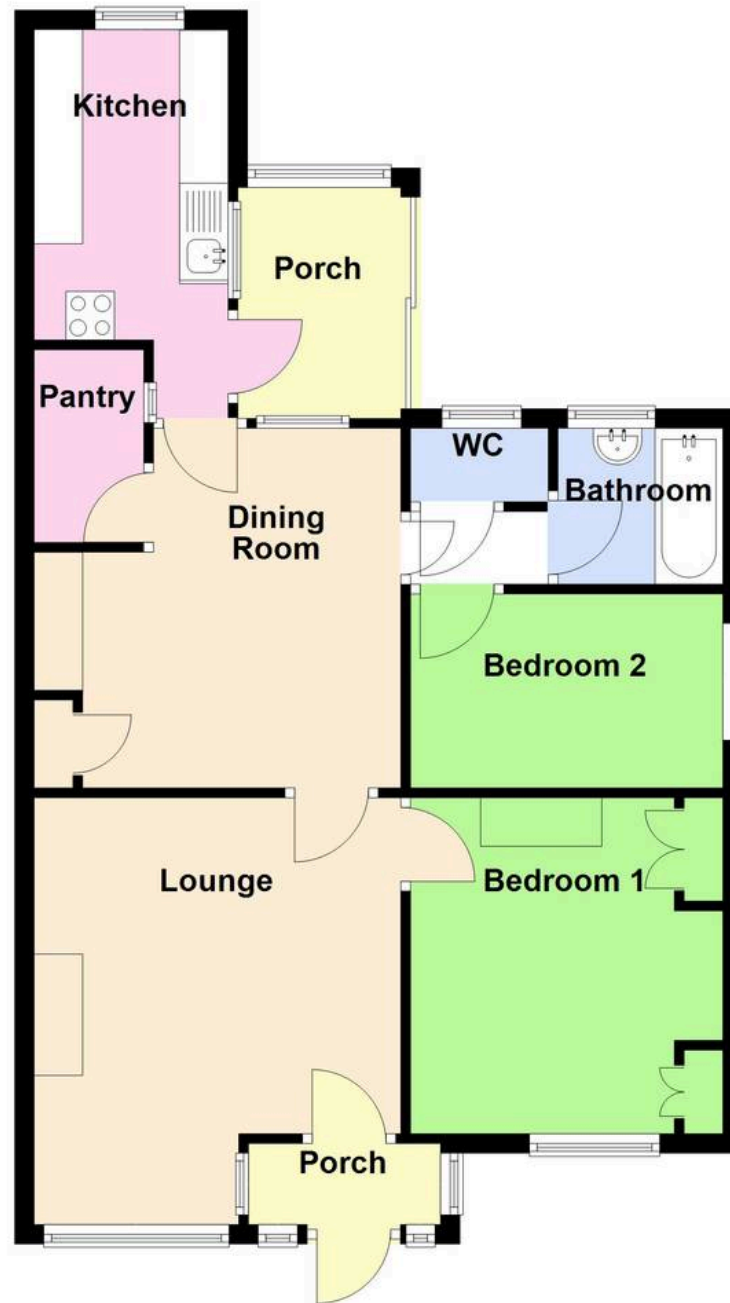
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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. 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. 67.4 sq. metres (725.5 sq. feet)





## Newton Fallowell Estate Agents

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