



1 Skipworth Way, Winthorpe,  
Skegness, Lincs, PE25 1RS



**£165,000**

- NO CHAIN
- PLEASANT CUL-DE-SAC
- CLOSE TO BEACH & GOLF COURSE
- CONSERVATORY
- GARDENS
- GARAGE & DRIVEWAY
- FREEHOLD
- EPC RATING D



NO CHAIN. A 2 Bedroom Detached Bungalow in a pleasant cul-de-sac location close to the beach and North Shore golf course. With Hall, Kitchen, Living Room, Conservatory and Bathroom. There are front and rear gardens, Garage and driveway. EPC Rating D

## ACCOMMODATION

### HALL

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

### LIVING ROOM 3.36m x 5.08m (11'0" x 16'8")

With pvc bow window to the front elevation, coal effect fire in a decorative wooden surround, radiator.

### KITCHEN 2.63m x 3.13m (8'7" x 10'4")

With base and wall units, worksurfaces with tiled splash backs, inset stainless steel sink unit with mixer tap over, space for oven, plumbing for washing machine, radiator, wall mounted Glowworm boiler, pvc window to the rear elevation, door to:-



### CONSERVATORY 2.04m x 2.86m (6'8" x 9'5")

Of pvc construction n a low brick wall, pvc door to the garden.

### BEDROOM 1 3.87m x 3.36m (12'8" x 11'0")

With pvc window to the rear elevation, radiator.

### BEDROOM 2 2.65m x 2.4m (8'8" x 7'11")

With pvc window to the front elevation, radiator.

### BATHROOM 2.45m x 1.76m (8'0" x 5'10")

With panelled bath with shower attachment over and screen, vanity unit with wash basin, WC, radiator, pvc window to the side elevation, part tiled walls.

### OUTSIDE

To the front is a lawned garden with shrub beds. To the side is a concrete driveway and a further concrete driveway leads to the:-

### GARAGE

With up and over door.

A side gate opens on the rear garden which is mainly paved for lower maintenance.

## 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 - 2024/25 - £1,683.11

## 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.



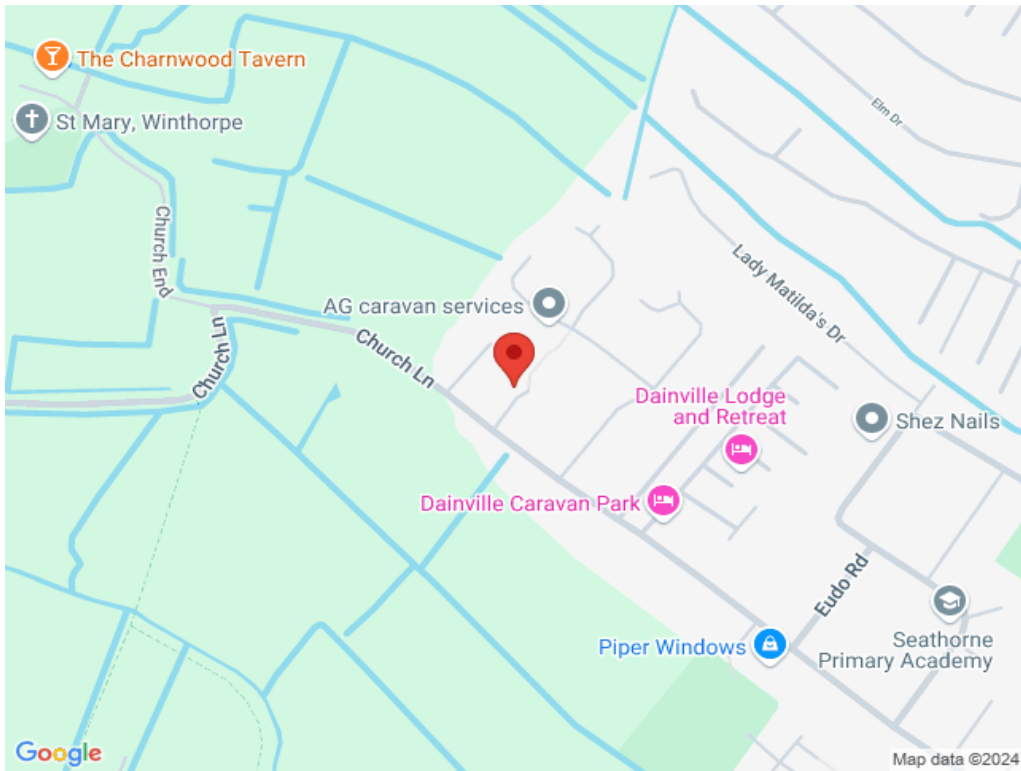


**Ground Floor**

Approx. 62.7 sq. metres (674.9 sq. feet)



Total area: approx. 62.7 sq. metres (674.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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