



4 The Hurst, Skegness, PE25 1HP



3



1



2

Freehold

£249,950



Key Features

- NO CHAIN
- 3 BEDROOMS
- LOUNGE & DINING ROOM
- LOWER MAINTENANCE GARDENS
- AMPLE PARKING
- DETACHED GARAGE
- GOOD RESIDENTIAL LOCATION
- EPC RATING C





NO CHAIN. A 3 Bedroom Detached Bungalow in a popular residential location to convenient for the doctors and local shops. The accommodation comprises Entrance Porch, Lounge, Dining Room, Kitchen, 3 Bedrooms and a Bathroom. With lower maintenance front and rear gardens, driveway proving ample parking and a Detached Garage. EPC Rating C

ACCOMMODATION

Entrance is on the front elevation via a covered PORCH with door and glazed side screens to the:-

PORCH

2.69m x 1.49m (8'10" x 4'11")

Currently used as a Study with radiator and wooden floor, door to:-

LIVING ROOM

5.55m x 4.21m (18'2" x 13'10")

With pvc bow window to the front elevation with deep sill, brick fireplace surround with display shelving, radiator, glazed double doors to:-

DINING ROOM

2.96m x 2.69m (9'8" x 8'10")

With pvc window to the side elevation, radiator, door to:-

KITCHEN

4.58m x 2.69m (15'0" x 8'10")

Fitted with a range of base and wall units, wood edged worksurfaces with tiled splashbacks, 1 1/2 bowl stainless steel sink unit with mixer tap over, built in oven, gas hob with extractor hood above, space and plumbing for washing machine, tiled floor, pvc window and pvc door to the side elevation, radiator.

INNER HALL

With radiator, access to roof space with pull down ladder.

BEDROOM 1

4.14m x 2.87m (13'7" x 9'5")

With pvc window to the rear elevation, radiator, a range of built in wardrobes.

BEDROOM 2

3.88m x 3.02m (12'8" x 9'11")

With pvc window to the rear elevation, radiator.

BEDROOM 3

3.14m x 2.84m (10'4" x 9'4")

With pvc window to the side elevation, radiator.

BATHROOM

2.82m x 2.41m (9'4" x 7'11")

With panelled bath with direct shower over, W.C, bidet, pedestal hand basin, tiled floor, radiator, built in airing cupboard housing a Viessmann gas central heating boiler, opaque pvc window to the side elevation.

OUTSIDE

To the front is a low brick wall with shrub and flower borders and a block paved frontage for parking. A further concrete drive to the side leads to the:-

GARAGE

5.04m x 2.58m (16'6" x 8'6")

With light and power connected, side door.

The rear garden is mainly paved for lower maintenance with garden border and Greenhouse.

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 C - 2025/26 - £199243

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.

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Floorplan



Total area: approx. 95.1 sq. metres (1023.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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