



 **NEWTON**
FALLOWELL

29 Firbeck Avenue, Skegness – PE25 3LA
£229,950

29 Firbeck Avenue

Skegness

A spacious 4 Bedroom semi detached family house in a great location convenient for the town centre and beach. With Entrance Porch, Reception Hall, open plan Lounge and Dining Room, Kitchen, Utility Room and W.C. To the first floor are 4 Bedrooms and a Shower Room. There is frontage parking, garage and enclosed rear garden. EPC Rating B

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Entrance is on the front elevation via a pvc door to an ENCLOSED PORCH with inner glazed door to the:-

HALLWAY

With stairs to first floor landing and under stairs cupboard below, pvc window to the side elevation, radiator.

LOUNGE

15' 5" x 13' 0" (4.69m x 3.97m)

With pvc bay window to the front elevation, radiator, decorative fireplace surround with inset living flame electric fire and being open to the:-

DINING ROOM

11' 11" x 10' 6" (3.64m x 3.21m)

With pvc window to the rear elevation, radiator.

KITCHEN

18' 4" x 9' 4" (5.58m x 2.84m)

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, 1 1/2 bowl sink unit with mixer tap over, built in double oven, 4 ring gas hob, space and plumbing for washing machine, space for fridge freezer, 3 pvc windows to the side elevation with breakfast bar seating area below, wall mounted gas central heating boiler.

UTILITY ROOM

6' 11" x 4' 6" (2.12m x 1.36m)

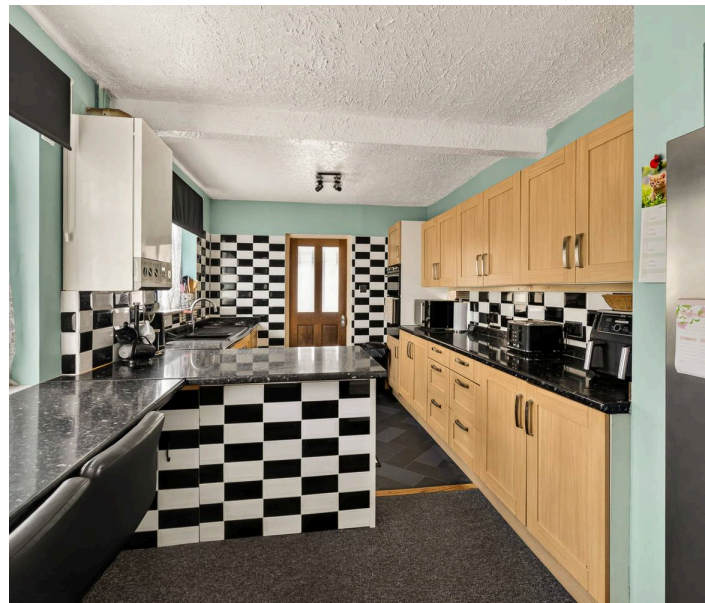
With base unit with worksurface over, tiled floor, pvc door to the rear elevation.

W.C

With W.C, tiled walls.

FIRST FLOOR LANDING

With pvc window to the side elevation, radiator, access to roof space.



BEDROOM 1

15' 3" x 10' 9" (4.65m x 3.27m)

With pvc bay window to the front elevation, radiator.

BEDROOM 2

12' 0" x 7' 7" (3.66m x 2.31m)

With pvc window to the rear elevation, radiator.

BEDROOM 3

9' 5" x 8' 0" (2.88m x 2.44m)

With pvc window to the rear elevation, radiator.

BEDROOM 4

8' 6" x 8' 1" (2.59m x 2.47m)

With pvc window to the front elevation, radiator.

BATHROOM

9' 11" x 6' 0" (3.01m x 1.83m)

With panelled bath with mixer tap over, corner shower enclosure, vanity unit with inset hand basin, W.C, chrome effect ladder towel radiator, 2 pvc windows to the side elevation.

OUTSIDE

To the front is a wooden fence with concreted hardstanding for off street parking. Gates to the side lead through to the rear garden which is mostly laid to lawn and enclosed by fencing.

GARAGE

17' 6" x 9' 5" (5.33m x 2.87m)

With up and over door.

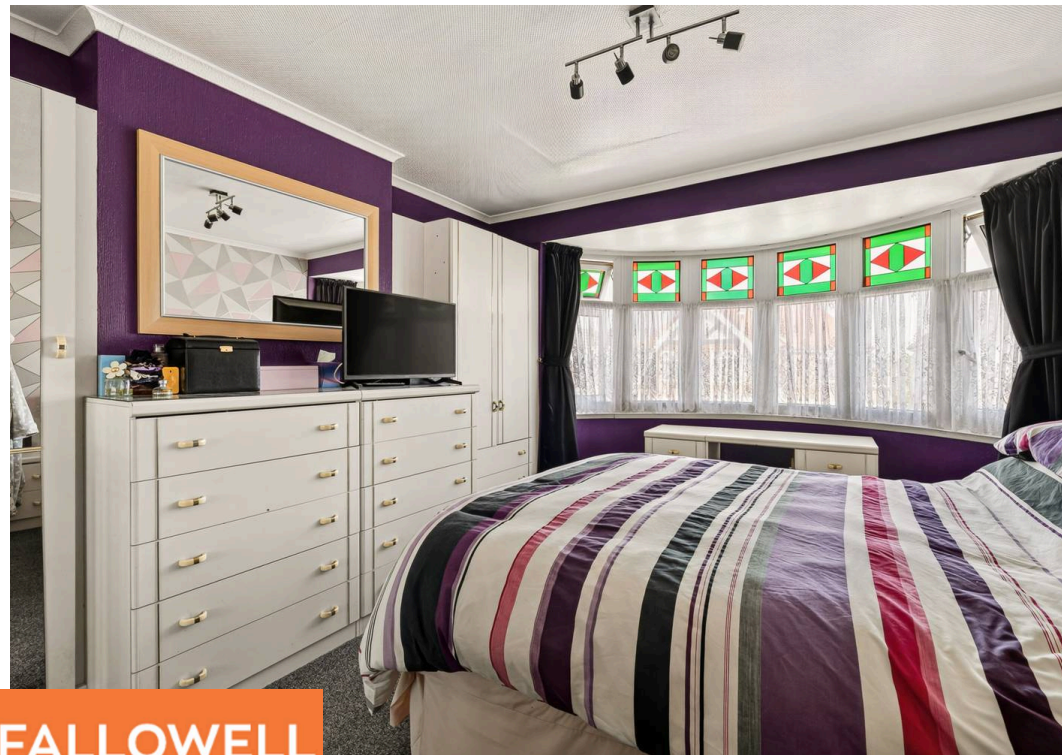
TENURE

Freehold.

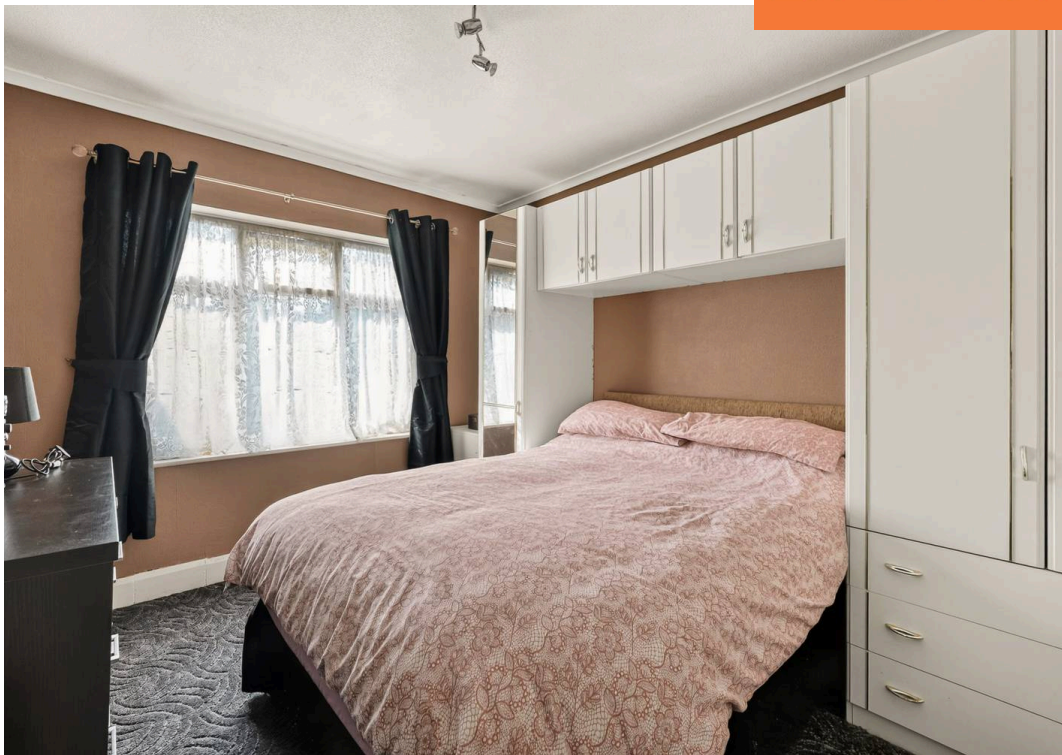
SERVICES

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.





 NEWTON FALLOWELL





VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band B
- 2026/27 – £1804.19

ANTI-MONEY LAUNDERING REGULATIONS

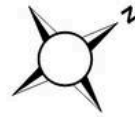
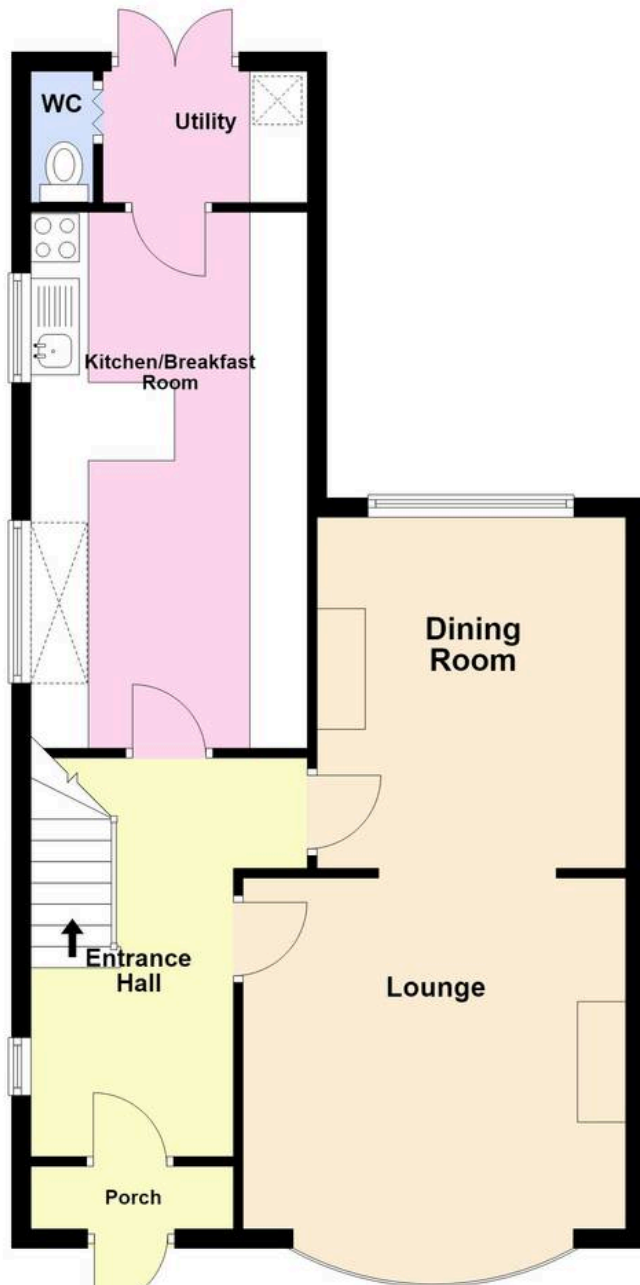
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once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

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.

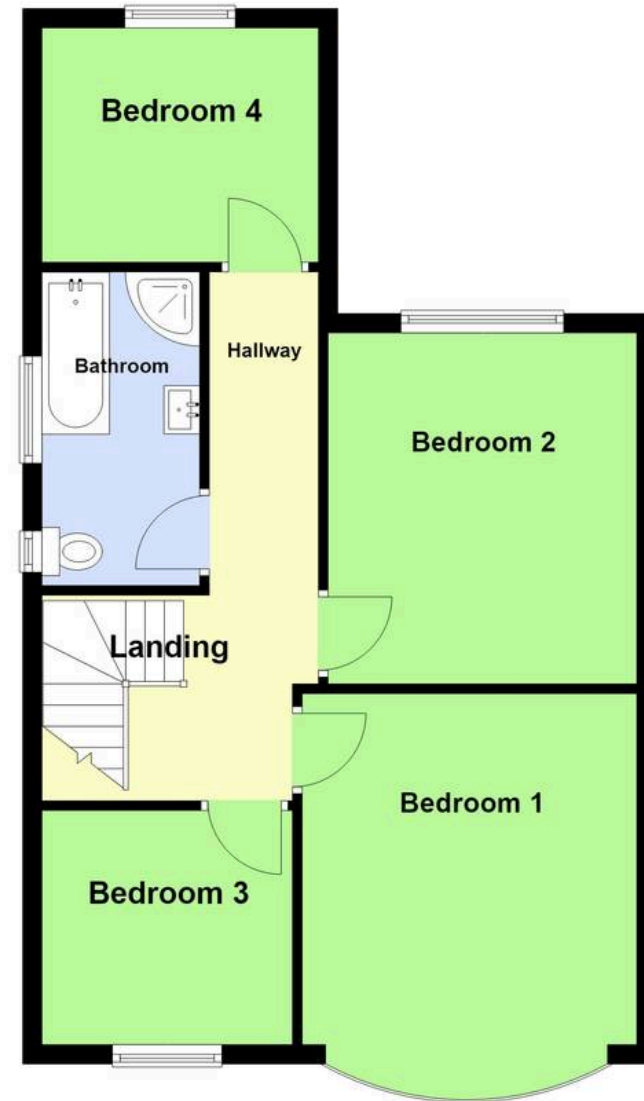
Ground Floor

Approx. 59.3 sq. metres (638.5 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.2 sq. feet)





Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

