

NEWTON FALLOWELL

54 Everingtons Lane, Skegness - PE25 1HN

£400,000

54 Everingtons Lane

Skegness

Offered with no onward chain, this four-bedroom detached house presents a rare opportunity for buyers seeking a spacious and versatile home with the benefit of a one ACRE PADDOCK with STABLE BLOCK and additional OUTBUILDINGS on the outskirts of Skegness. The accommodation comprises of an enclosed Porch, entrance hall, open plan Lounge and family room, study, fitted kitchen with lovely views over the rear garden, utility room and ground floor W.C. To the first floor are 4 bedrooms, 3 being doubles and a family bathroom. There are mature lawned front and rear gardens, a driveway and a double garage providing secure parking and additional storage options. Included with the house is a grass paddock (just over 1 acre) offering extensive scope for a variety of uses such as hobbies, storage, or equestrian interests (subject to any necessary permissions). Situated in a great location on the outskirts of Skegness with convenient access to local amenities, schools, and transport links. This substantial detached residence is perfectly suited to anyone seeking a home with generous accommodation and excellent ancillary space. Early viewing is highly recommended to appreciate the size, flexibility, and potential that this property has to offer. EPC Rating D

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



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ACCOMMODATION

PORCH
With pvc entrance door and side screens, tiled floor, glazed inner door to the:-

ENTRANCE HALL
With radiator, stairs to the first floor.

LOUNGE
15' 4" x 12' 4" (4.68m x 3.77m)
With pvc window to the front elevation, radiator, fireplace with tiled hearth and inset log burner and being open to the:-

DINING / FAMILY ROOM
19' 1" x 15' 10" (5.82m x 4.83m)
With pvc window to the rear elevation, sliding patio doors to the front and rear elevations, radiator.

STUDY
8' 10" x 8' 0" (2.69m x 2.43m)
With pvc window to the rear elevation, understairs storage cupboard, Worcester oil fired central heating boiler.

KITCHEN
17' 0" x 8' 9" (5.17m x 2.66m)
Fitted with base and wall units, worksurfaces with tiled splashbacks, ceramic 1 1/2 bowl sink unit with mixer tap over, built in oven with ceramic hob over, integrated fridge, tiled floor, pvc window to the rear elevation, radiator, wooden door to the side elevation.

LOBBY
With door to the Garage.

INNER HALL
With sliding door from the kitchen, door to Utility Room and door to:-

W.C
With opaque pvc window to the side elevation.

UTLITY ROOM
10' 4" x 6' 6" (3.16m x 1.98m)
With worksurfaces, plumbing for washing machine, pvc window to the rear elevation.

FIRST FLOOR LANDING
With pvc window to the side elevation, access to roof space.

BATHROOM
7' 3" x 6' 8" (2.21m x 2.04m)
With panelled bath with direct shower over, pedestal hand basin, W.C, part tiled walls, opaque pvc widow to the side elevation, radiator.

BEDROOM 1
15' 4" x 8' 2" (4.68m x 2.48m)
With pvc windows to the front and rear elevations, radiator.

BEDROOM 2
12' 8" x 9' 10" (3.87m x 3.00m)
With pvc window to the rear elevation, built in cupboard, radiator.

BEDROOM 3
11' 0" x 10' 6" (3.36m x 3.20m)
With pvc window to the front elevation, radiator.

BEDROOM 4
7' 10" x 7' 5" (2.39m x 2.26m)
With pvc window to the front elevation, radiator.













OUTSIDE
To the front is a lawned garden with mature hedging and shrubbery. A concrete drive providing ample parking leads to a:-

DOUBLE GARAGE
16' 4" x 16' 3" (4.97m x 4.96m)
With two up and over vehicle doors.

REAR GARDEN
To the rear is a large lawned garden with mature trees and shrubs, concreted and paved seating areas, oil tank. To the rear of the garden a gate leads to:-

GRASS PADDOCK
Approx 1 ACRE with Stable Block, Nissen Hut and a Static Caravan. The paddock benefits from a separate gated access via a right of way over a private road that runs down the side of the house.

TENURE
Freehold.

SERVICES
The property has mains electricity, water and drainage connected. Heating is via an oil fired 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 BAND
Charging Authority – East Lindsey District Council
Band D - 2026/27 - £2319.67





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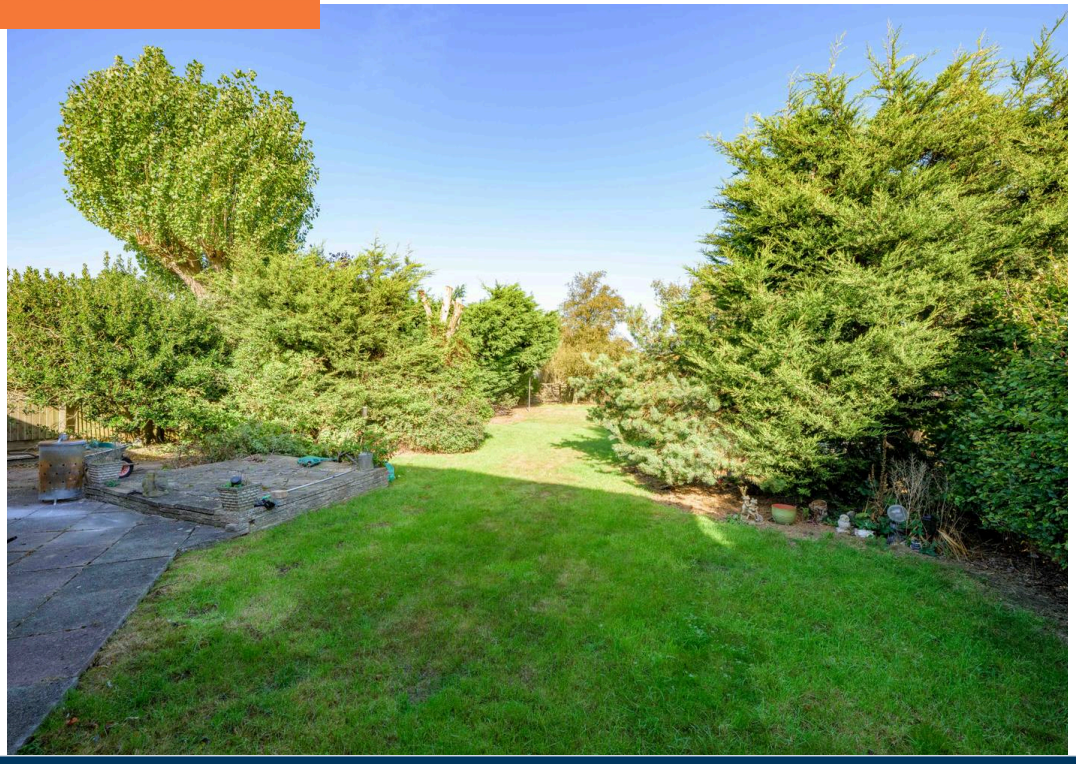

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ANTI-MONEY LAUNDERING REGULATIONS

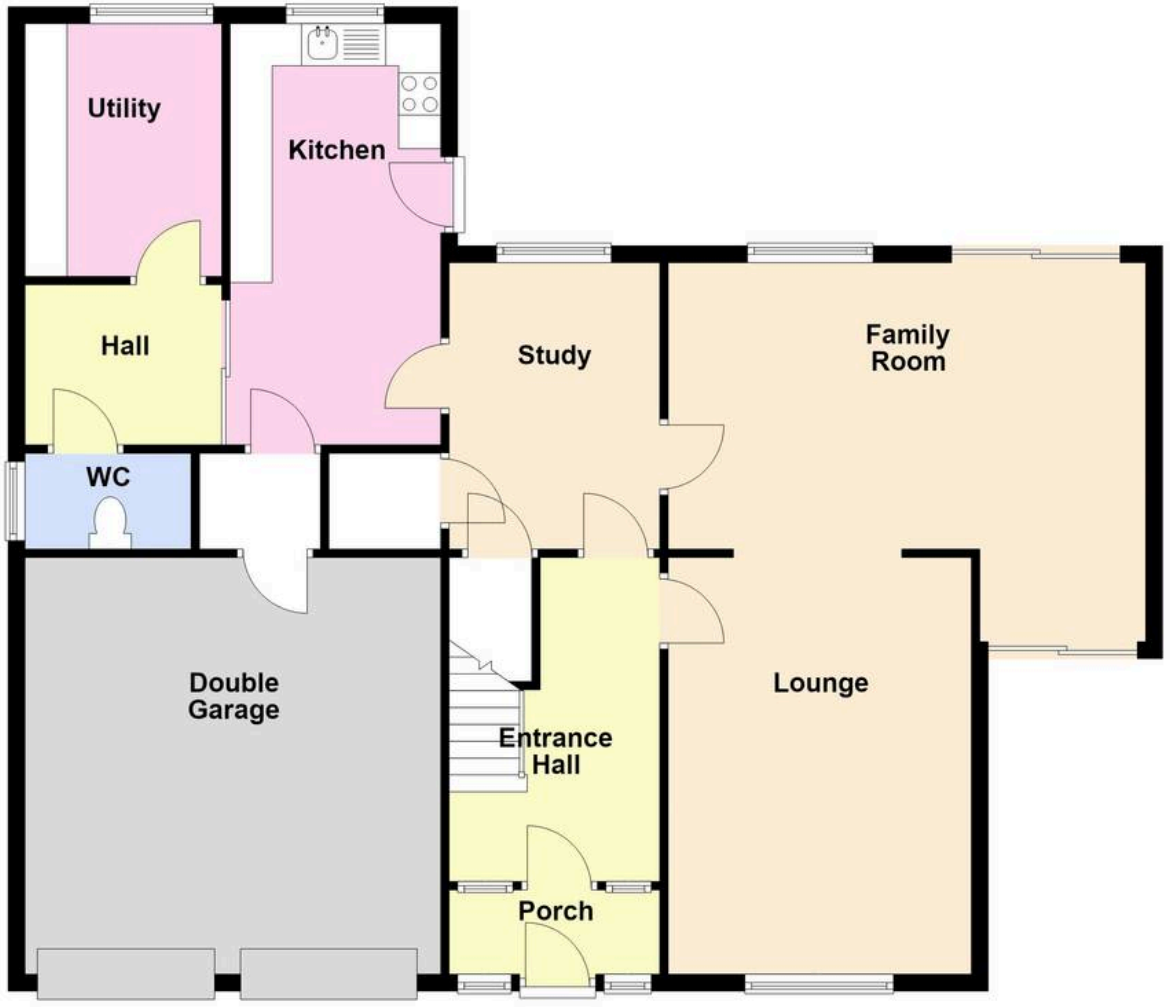
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AGENTS NOTES

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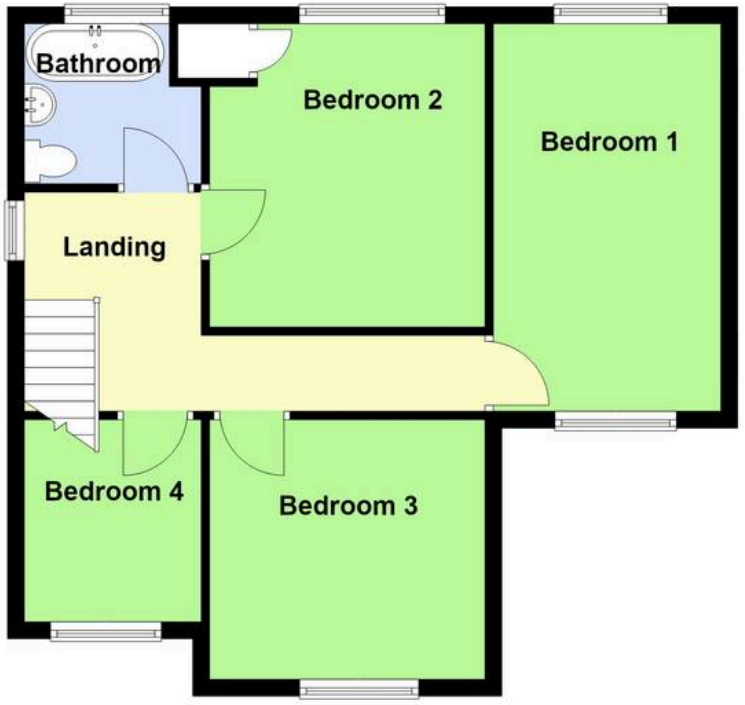
Ground Floor

Approx. 116.9 sq. metres (1258.7 sq. feet)



First Floor

Approx. 53.7 sq. metres (577.7 sq. feet)



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Total area: approx. 170.6 sq. metres (1836.4 sq. feet)





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