



13 Gayton Close, Skegness,  
Lincs, PE25 3PJ



3



1



2

£249,950 Freehold



## Key Features

- No Chain
- Close To Town
- Spacious Bungalow
- 3 Double Bedrooms
- Lounge & Dining Room
- Integral Garage
- Ample Parking
- Front & rear Gardens
- Gas Central Heating
- EPC Rating D



NO CHAIN. A spacious and well laid out detached bungalow with 3 double Bedrooms situated in a convenient location close to Skegness town centre. The accommodation comprises Enclosed Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Bathroom, separate W.C and 3 double Bedrooms. There are lawned gardens to the front with a concrete drive providing ample parking, Integral Garage and lower maintenance gardens to the side and rear.

The property benefits from pvc double glazing and gas fired central heating.

Viewing is recommended to appreciate the size and location.

EPC Rating D





## ACCOMMODATION

Entrance is on the front elevation via a pvc door with side screen opening to the:-

## PORCH

With an inner door to the:-

## ENTRANCE HALL

With radiator.

## LOUNGE

5.67m x 4.56m (18'7" x 15'0")

With pvc window to the front elevation, further pvc windows to the side elevations, radiator, feature fireplace with inset gas fire, glazed sliding doors to the:-



## DINING ROOM

4.57m x 2.73m (15'0" x 9'0")

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

## KITCHEN

4.28m x 2.99m (14'0" x 9'10")

Fitted with base and wall units, worksurfaces with tiled splashbacks, 1 1/2 bowl sink unit with mixer tap over, built in double oven with 4 ring gas hob and extractor hood above, spaces for washing machine and dryer, space for fridge freezer, breakfast bar, pvc window to the rear elevation, pvc door to the side elevation.



## W.C

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

## BATHROOM

2.94m x 1.96m (9'7" x 6'5")

Fitted with a panelled bath with electric shower over, pedestal hand basin, W.C, part tiled walls, radiator, built in cupboard housing the gas central heating boiler, opaque pvc window to the rear elevation.

## BEDROOM 1

4.86m x 3.9m (15'11" x 12'10")

With pvc window to the front elevation, radiator, built in wardrobes to one wall.

## BEDROOM 2

4.64m x 3.62m (15'2" x 11'11")

With pvc window to the rear elevation, radiator, built in wardrobe.

## BEDROOM 3

3.69m x 3.01m (12'1" x 9'11")

With pvc window to the rear elevation, radiator.

## OUTSIDE

To the front is a lawned garden area which is bordered by mature hedging with shaped garden borders and concrete paths. A concrete drive providing ample parking leads to the:-

## GARAGE

5.49m x 2.75m (18'0" x 9'0")

With up and over door, light and power connected, access to roof space, door to the side elevation.

Gates to either side of the bungalow lead around to the lower maintenance rear garden with concrete paths and gravelled borders. There is a further concreted area to the side with timber garden shed.



## 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.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band D - 2025/26 - £2241.48

## ANTI MONEY LAUNDERING REGULATIONS

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## 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.

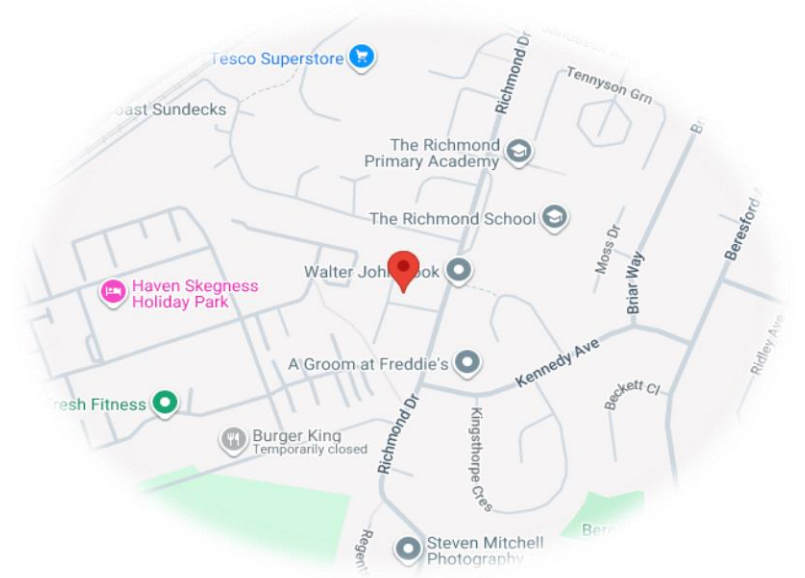
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# Floorplan



Total area: approx. 142.6 sq. metres (1534.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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