



# 18 Greenland Square

## Skegness

NO CHAIN. A modern 4 Bedroom town house set over three storeys in a great location close to Primary and Secondary Schools, local shops and the doctors surgery. The accommodation comprises Entrance Hall, W.C, Lounge and Kitchen Diner to the ground floor. To the first floor is a family Bathroom and three Bedrooms, one with an En-Suite Shower Room and Balcony and to the second floor is a Master Bedroom Suite with a walk in Dressing Room and En-Suite Shower Room. There are gardens to the front and rear, a block paved driveway and detached Garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





## ACCOMMODATION

### HALLWAY

With composite entrance door, radiator, built in cupboard housing the hot water cylinder, stairs to first floor.

### CLOAKROOM

With W.C, radiator, hand basin in a vanity unit.

### LOUNGE

17' 6" x 12' 11" (5.34m x 3.94m)

With walk in pvc bay window to the front elevation, radiator.

### KITCHEN DINER

17' 6" x 11' 5" (5.33m x 3.47m)

Fitted with a modern range of shaker style base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap over, gas hob with extractor hood above and pan drawers below, integrated dishwasher, tall units housing a built in oven and integrated fridge freezer, space and plumbing for washing machine, concealed gas central heating boiler, pvc window and pvc french doors to the rear elevation.

### 1ST FLOOR LANDING

With radiator, stairs to 2nd floor.

### BEDROOM 2

11' 1" x 10' 8" (3.37m x 3.25m)

With pvc french doors opening onto a Balcony, built in wardrobes to one wall, radiator, door to:-

### EN-SUITE SHOWER ROOM

With shower enclosure with screen door, hand basin in a vanity unit, W.C, extractor fan, heated towel radiator.



### BEDROOM 3

11' 4" x 8' 11" (3.45m x 2.72m)

With pvc window to the rear elevation, radiator.

### BEDROOM 4

11' 4" x 8' 5" (3.45m x 2.57m)

With pvc window to the rear elevation, radiator.

### BATHROOM

6' 11" x 5' 11" (2.11m x 1.81m)

With panelled bath with shower and screen over, hand basin in a vanity unit, W.C, heated towel radiator, pvc window to the side elevation.

### 2ND FLOOR LANDING

#### MASTER BEDROOM SUITE

13' 9" x 13' 1" (4.18m x 3.99m)

With pvc window to the front elevation, radiator.

#### DRESSING ROOM

8' 7" x 6' 5" (2.62m x 1.96m)

With radiator, skylight window.

#### EN-SUITE SHOWER ROOM

With shower enclosure with screen door, hand basin in a vanity unit, W.C, heated towel radiator, skylight window, door to eaves storage space.

### OUTSIDE

To the front is a small lawned garden with a block paved drive to the side leading to the:-

#### DETACHED GARAGE

With up and over vehicle door, light and power connected, side personal door.

#### REAR GARDEN

The enclosed rear garden comprises of 2 patio seating areas and an artificial lawn.





## 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 C – 2026/27 – £2061.93

## ANTI MONEY LAUNDERING REGULATIONS

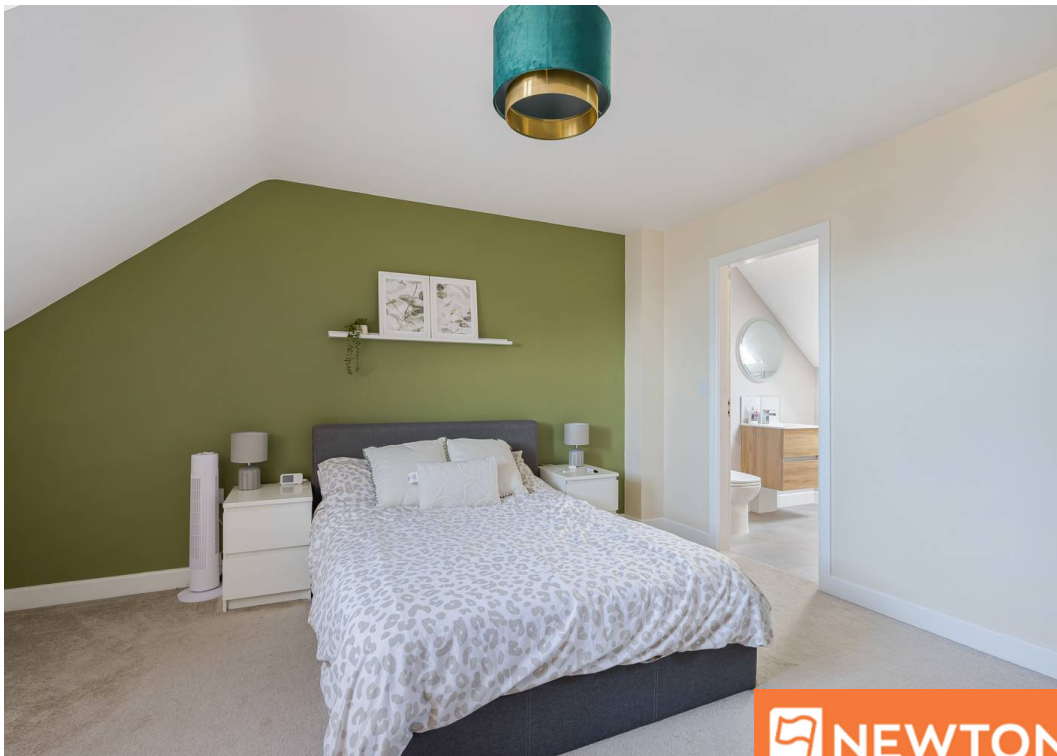
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once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





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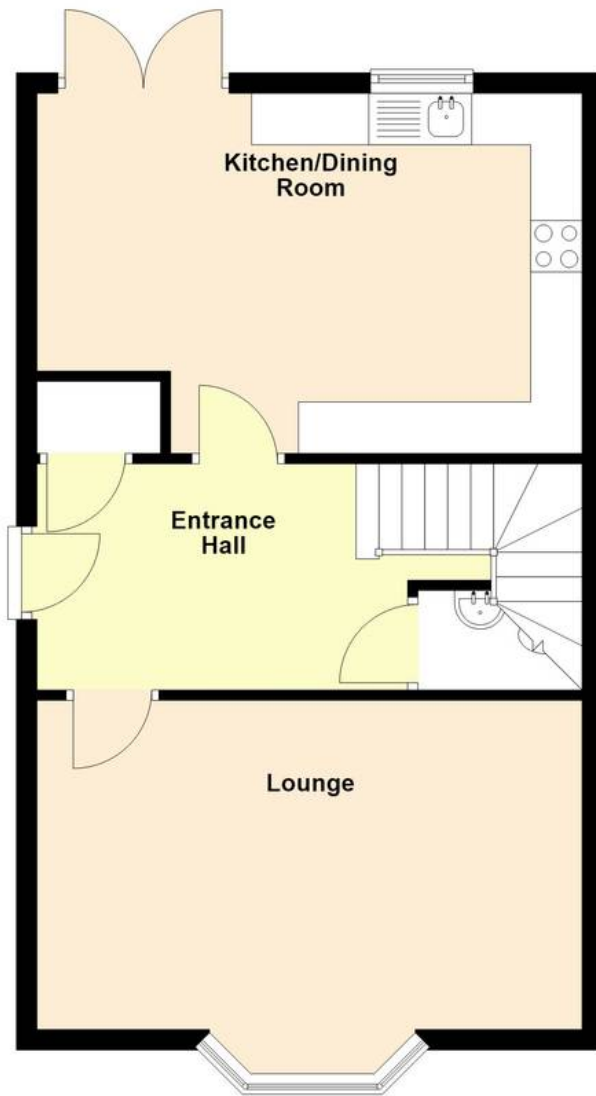


#### **AGENTS NOTES**

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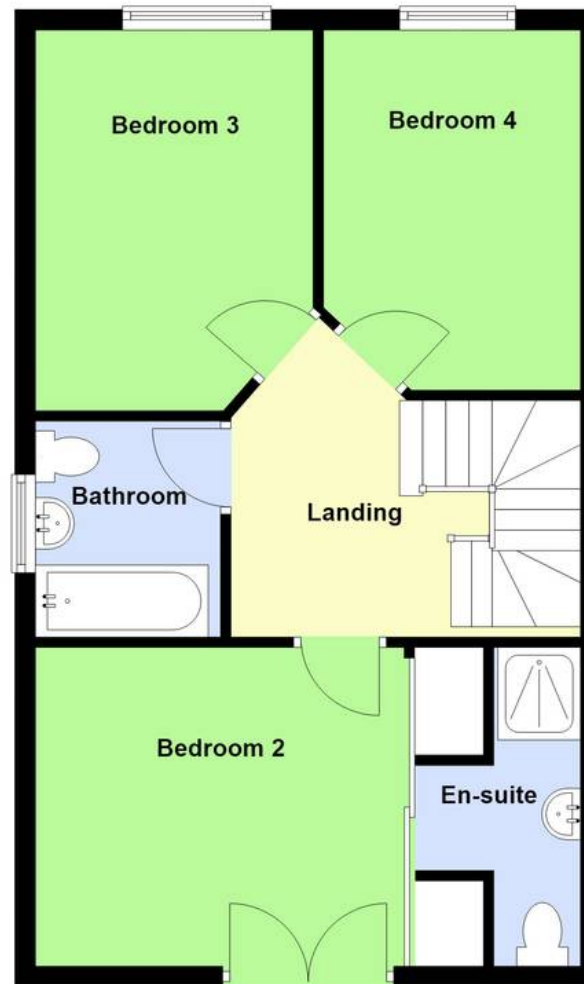
### Ground Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



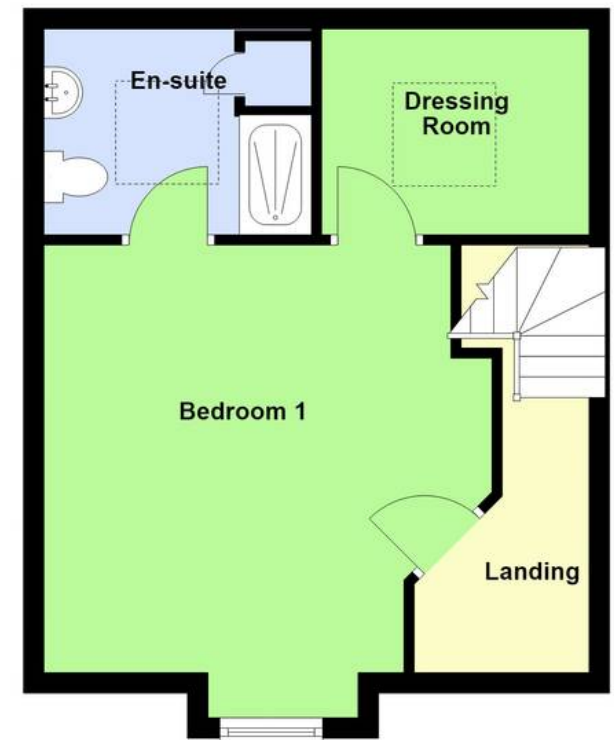
### First Floor

Approx. 48.2 sq. metres (519.1 sq. feet)



### Second Floor

Approx. 33.8 sq. metres (363.8 sq. feet)





## Newton Fallowell Estate Agents

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