



17 Beacon Park Drive, Skegness, PE25 1HE



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£230,000 Freehold



Key Features

- No Chain
- Lovely Corner Plot
- Popular Location
- 18' Lounge
- Modern Kitchen & Shower Room
- Lower Maintenance Gardens
- 21' x 9' Garage
- Double Width Drive
- EPC Rating D



NO CHAIN. A 3 Bedroom Detached Bungalow situated on a lovely corner plot in a very popular residential area to the west of Skegness town centre, convenient for the doctor's surgery, local shops and on a bus route.

The accommodation comprises an Entrance Porch, Hallway, 18' Lounge, 14' modern Dining Kitchen and modern fitted Shower Room. The gardens extend to three sides and are set out for low maintenance and a double width drive on the Portland Drive frontage leads to a larger than average Garage. The property benefits from gas central heating and pvc double glazing. EPC Rating D.





ACCOMMODATION

Entrance is on the side elevation via a:-

PORCH

Of pvc construction with pvc door and an inner door opening to the:-

HALLWAY

With access to roof space, radiator.

LOUNGE

5.54m x 4.04m (18'2" x 13'4")

With pvc bow window to the front elevation, 2 radiators, brick fireplace with inset gas fire.



DINING KITCHEN

4.54m x 2.68m (14'11" x 8'10")

Fitted with a range of modern high gloss base and wall units, worksurfaces with tiled splashbacks, inset composite sink unit with mixer tap over, gas hob with extractor hood above, tall unit housing a high level oven, space and plumbing for washing machine, space for drier, wall mounted Ideal gas central boiler, radiator, space for a table, pvc window overlooking and pvc door to:-

REAR PORCH

2.03m x 1.84m (6'8" x 6'0")

On a brick base with pvc windows and door opening to the rear garden.

BEDROOM 1

3.61m x 3.38m (11'10" x 11'1")

With pvc bow window to the front elevation, radiator



BEDROOM 2

2.88m x 2.77m (9'5" x 9'1")

With pvc windows to the side and rear elevation, radiator.

BEDROOM 3

3.22m x 2.36m (10'7" x 7'8")

With pvc window to the rear elevation, radiator.

SHOWER ROOM

2.35m x 2.1m (7'8" x 6'11")

With a large shower enclosure with sliding glass door and wet wall panelling, pedestal hand basin, W.C, radiator, opaque pvc window to the side elevation.

OUTSIDE

There are enclosed gravelled gardens to the front and side elevations with paved paths and slate chipped borders.

A double width concrete drive accessed from Portland Drive leads to the:-

GARAGE

6.48m x 2.76m (21'4" x 9'1")

With up and over electric vehicle door, light and power, pvc window and pvc door to the rear garden.

The rear garden is also set out for low maintenance with paved and concreted areas, raised garden bed and screened area for bins.

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 - £1,992.43

MONEY LAUNDERING REGULATIONS

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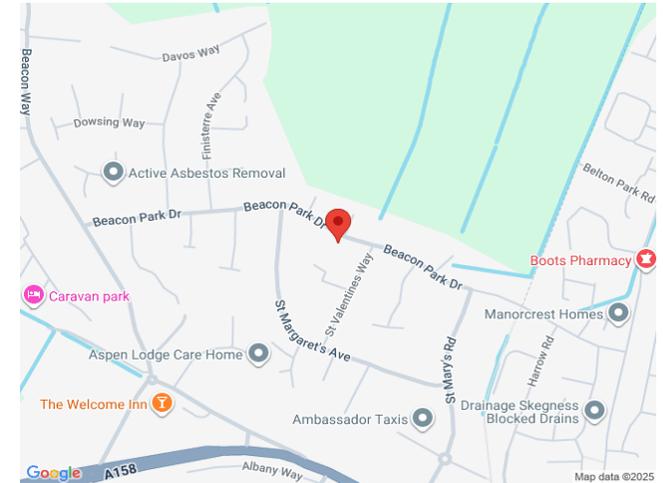
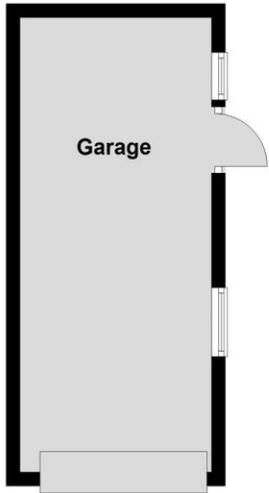
AGENTS NOTES

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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



Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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