



220 Burgh Road, Skegness,
Lincs, PE25 2LQ



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£349,950 Freehold



Key Features

- Spacious Bungalow
- Beautifully Presented
- Stunning Landscaped Garden
- Block Paved Drive
- 29' Lounge & Dining Room
- Master En-Suite Bedroom
- Fitted Kitchen & Utility
- Must Be Viewed
- EPC Rating D



A beautifully presented and spacious 3 Bedroom detached dormer bungalow situated to the west of Skegness town centre with stunning large landscaped rear garden. The accommodation comprises Enclosed Porch and Entrance Hall, Open plan Lounge and Dining Room being 29ft long overall, lovely fitted Kitchen with Utility area, 2 ground floor Bedrooms with the Master having an En-Suite and a further Bedroom to the first floor. There is an extensive block paved drive to the front and a stunning landscaped garden to the rear with several seating areas, fishpond, Summerhouse and timber Workshop. Viewing is essential to appreciate the size and presentation of this ready to move into property. EPC Rating D







ACCOMMODATION

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

RECEPTION HALL

With Karndean flooring, stairs to the first floor, radiator.

LOUNGE

4.44m x 4.17m (14'7" x 13'8")

With walk in pvc bay window to the front elevation, chimney breast recess with brick back and hearth, inset multi-fuel burner and timber mantelpiece, 2 radiators, Karndean flooring and open arch leading through to the:-

DINING ROOM

5.1m x 4.17m (16'8" x 13'8")

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

KITCHEN

3.85m x 3.07m (12'7" x 10'1")

Beautifully fitted with a range of cream shaker style base and wall units, wood effect worksurfaces with tiled splashbacks, inset stainless steel 1 1/2 bowl sink unit, tall unit housing a double oven, built in microwave, inset 5 ring gas hob with chimney extractor hood above, integrated dishwasher, integrated fridge freezer, plinth heater, downlights to ceiling, modern vertical radiator, pvc window to the rear elevation, opening to the

UTILITY ROOM

3.35m x 2.44m (11'0" x 8'0")

With units and worksurfaces to match the kitchen, spaces for washing machine and dryer, pvc window to the side elevation, pvc french doors opening onto the rear garden.

BEDROOM 1

4.34m x 4.04m (14'2" x 13'4")

With pvc french doors opening onto the rear garden, radiator, a range of built in wardrobes to one wall, door to:-

EN-SUITE SHOWER ROOM

2.45m x 1.94m (8'0" x 6'5")

Fitted with a tiled corner shower enclosure with direct shower and curved entry doors, hand basin set in a vanity unit with tiled splashback, W.C, radiator, vertical towel radiator, skylight window, tiled floor.

BEDROOM 2

4.9m x 4.03m (16'1" x 13'2")

With pvc bay window to the front elevation, 2 radiators.

BATHROOM

1.94m x 1.71m (6'5" x 5'7")

Fitted with a panelled bath with tiled surround and direct shower over, vanity unit with inset hand basin and W.C with concealed cistern, tiled floor, skylight window.

1ST FLOOR

BEDROOM 3

5.8m x 3.9m (19'0" x 12'10")

With reduced headroom at the eaves. With pvc dormer window to the front elevation.

OUTSIDE

The property is approached over an extensive block paved drive providing ample parking and turning space with inset shrub borders.

A gate to the side of the property leads to a concreted area with space for bins and a log store.



The beautifully landscaped rear garden comprises of a shaped lawn with mature shrub and flower borders, a raised seating terrace with pergola, seating area adjacent to the master Bedroom and a further decked patio seating area by the fish pond.

SUMMERHOUSE

Currently used for dog grooming with an electric shower and bath.

To the rear of the garden is a Greenhouse and Pergola screening and a hand gate opens onto a paved area with raised vegetable patch and:-

TIMBER WORKSHOP

3.95m x 3.12m (13'0" x 10'2")

With electric and power connected.

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 - 2025/26 - £1,992.43





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. 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.

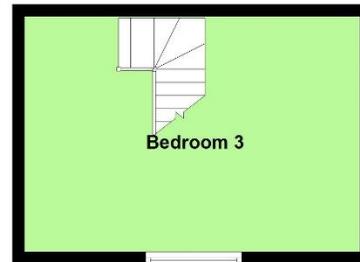


Floorplan

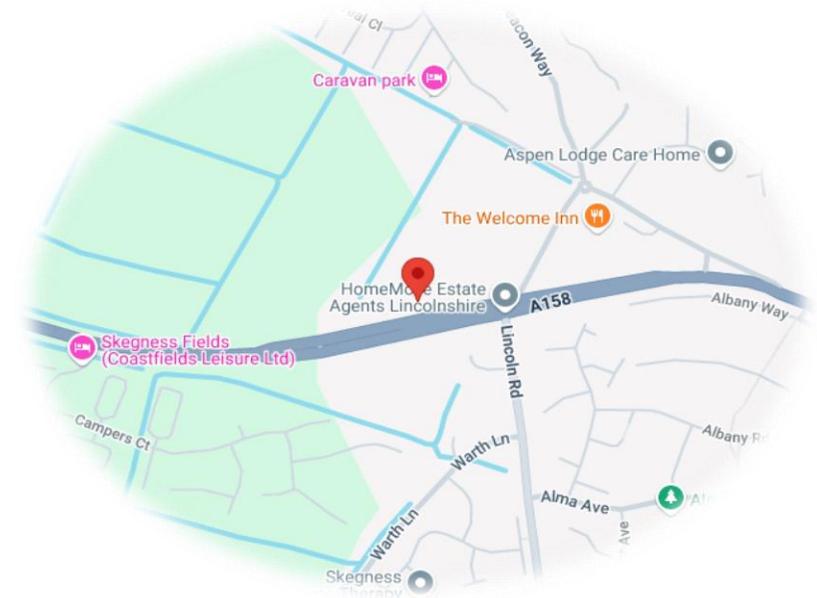
Ground Floor
Approx. 112.2 sq. metres (1208.2 sq. feet)



First Floor
Approx. 22.4 sq. metres (241.4 sq. feet)



Total area: approx. 134.7 sq. metres (1449.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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