



 **NEWTON**
FALLOWELL

26 Ridley Avenue, Skegness – PE25 3LD
£360,000

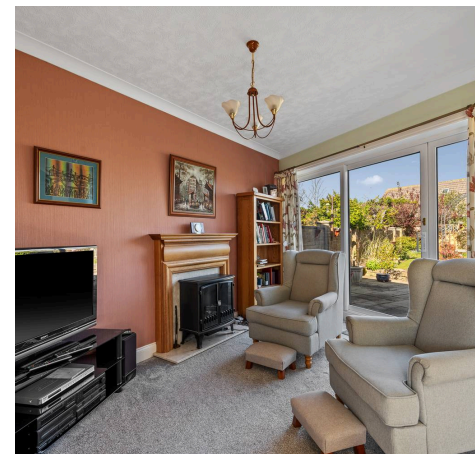
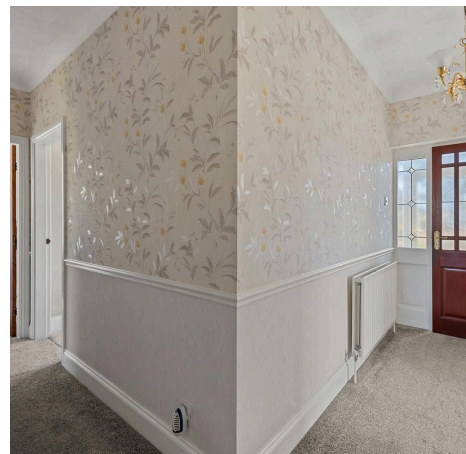
26 Ridley Avenue

Skegness, PE25 3LD

NO CHAIN. This well appointed 3 Bedroom bungalow occupies a lovely corner plot in a sought after residential location close to the beach and town centre with in/out concrete drive and detached Garage. The accommodation comprises Entrance Porch leading to a spacious Hallway, 16ft Lounge, 21ft Kitchen Diner opening to a Sung with patio doors onto the rear garden, rear Porch/Utility, 20ft Master Bedroom with En-Suite Bathroom, 2 further Bedrooms and a Shower Room. There are lawned gardens to the front and side with an enclosed lawned garden to the rear. The property benefits from gas central heating. Viewing is essential. EPC Rating (tbc)

Council Tax band: D

Tenure: Freehold







ACCOMMODATION

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

ENTRANCE PORCH

with pvc window to the side elevation, inner glazed door opening to the:-

HALLWAY

With radiator, access to roof space.

LOUNGE

16' 11" x 14' 11" (5.15m x 4.55m)

With pvc bow window to the front elevation and further pvc window to the side elevation, 2 radiators, decorative fireplace surround with cast iron grate.

KITCHEN DINER

21' 7" x 10' 5" (6.57m x 3.18m)

Fitted with a modern range of shaker style base and wall units, worksurfaces, inset stainless steel sink unit with mixer tap over, tall unit housing a double oven, electric hob with extractor hood above, integrated dishwasher, space and plumbing for washing machine, pvc windows to the side and rear elevations, tiled floor, arched opening to the:-

SNUG

12'5" x 10'1" (3.82m x 3.10m)

With pvc patio doors to the rear garden, wooden decorative fireplace surround.

UTILITY ROOM / REAR LOBBY

Fitted with base units with worksurface over to match the Kitchen, glazed wall cabinets, pvc door to the rear garden.



MASTER BEDROOM

20' 4" x 11' 9" (6.21m x 3.59m)

With 2 pvc windows to the front elevation, 2 radiators, door to:-

EN-SUITE BATHROOM

7' 4" x 5' 3" (2.23m x 1.59m)

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

BEDROOM 2

11' 1" x 10' 2" (3.39m x 3.10m)

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

BEDROOM 3

11' 1" x 10' 2" (3.39m x 3.10m)

With pvc window to the front elevation, radiator.

SHOWER ROOM

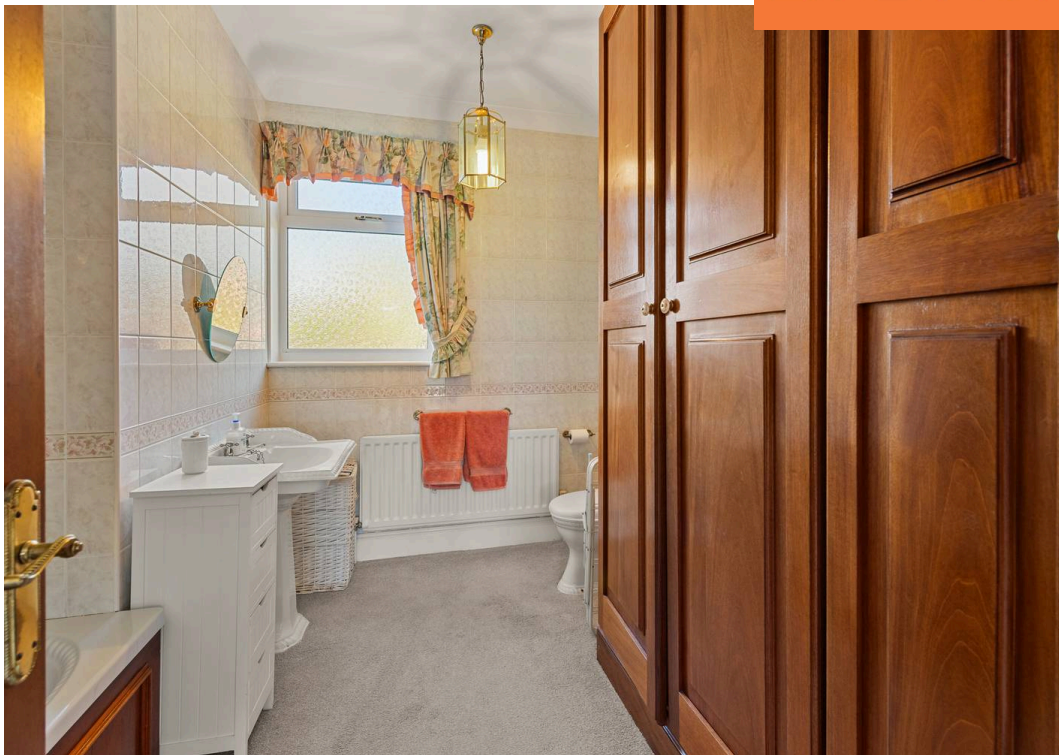
10' 1" x 6' 11" (3.08m x 2.11m)

Fitted with a large walk in shower enclosure with direct shower, pedestal hand basin, W.C, part tiled walls, radiator, 2 opaque pvc windows to the rear elevation.





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OUTSIDE

The property occupies a lovely corner plot with an in/out concrete drive providing lots of parking and bordered by a low brick wall. There is a lawned gardens to the front and side with shrub beds.

DETACHED GARAGE

With electric roller shutter door, windows to the side elevation. Adjacent to the garage is a useful concreted area with shrub beds and timber garden shed. A gate leads to the:-

REAR GARDEN

The enclosed rear garden is mainly lawned with paved paths and shrub borders and a patio seating area adjacent to the snug.

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 D - 2026/27 - £2319.67







ANTI MONEY LAUNDERING REGULATIONS

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Ground Floor

Approx. 123.4 sq. metres (1328.1 sq. feet)





Newton Fallowell Estate Agents

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