



13 Belton Park Road,
Skegness, PE25 1GS



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£189,950

- MODERN & WELL PRESENTED
- CLOSE TO SHOPS & SCHOOLS
- 3 BEDROOMS
- MODERN DINING KITCHEN
- FREEHOLD
- RE-FITTED BATHROOM
- LAWNED GARDENS
- DRIVE & GARAGE
- COUNCIL TAX BAND B
- EPC RATING C



A modern and beautifully presented 3 bedroom semi detached house situated on a popular estate close to local shops, schools and doctors surgery. The accommodation comprises Entrance Hall, W.C, Lounge, modern Dining Kitchen, and re-fitted Bathroom. The property benefits from gas central heating and pvc double glazing. There are lawned gardens to the front and rear, block paved drive Garage. EPC Rating C

ACCOMMODATION

Entrance is on the side elevation via a double glazed door to the:-

RECEPTION HALL

With pvc window to the front elevation, radiator, stairs to first floor.

LOUNGE

4.9m x 3.53m (16'1" x 11'7")

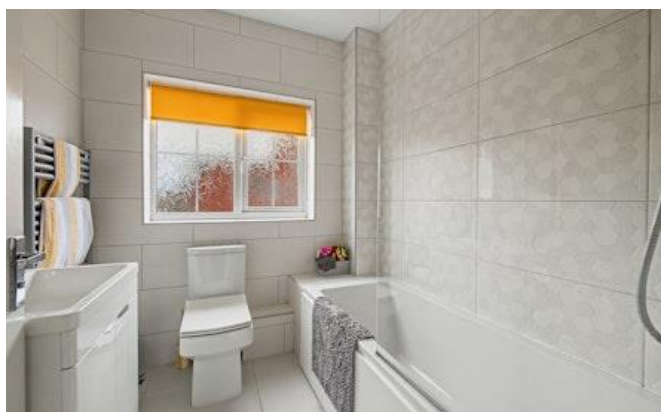
With pvc window to the front elevation, radiator.

DINING KITCHEN

4.67m x 2.87m (15'4" x 9'5")

Fitted with a modern range of shaker style base and wall units, woode effect worksurfaces with tiled splashbacks, inset sink unit with mixer tap over, 4 ring gas hob with extractor hood above and built in oven below, concealed gas central heating boiler, space for fridge freezer, plumbing for washing machine, tiled floor, pvc window to the rear elevation, radiator, pvc french doors opening onto the rear garden.





W.C

With toilet, hand basin, radiator, opaque pvc window.

1ST FLOOR LANDING

With pvc window, built in cupboard, access to roof space.

BATHROOM

2.06m x 2.01m (6'10" x 6'7")

re-fitted with a panelled bath with shower and screen over, hand basin in a vanity unit, W.C, opaque pvc window, ladder style towel radiator, tiled floor and walls.

BEDROOM 1

4.01m x 2.54m (13'2" x 8'4")

With pvc window to the front elevation, radiator.

BEDROOM 2

3.76m x 2.54m (12'4" x 8'4")

With pvc window to the rear elevation, radiator.

BEDROOM 3

2.06m x 2.01m (6'10" x 6'7")

With pvc window to the front elevation, radiator.

OUTSIDE

To the front is a lawned garden. A block paved drive leads to the:-

GARAGE

With up and over vehicle door, side personnel door to the rear garden.

A path leads to the enclosed rear lawned garden.

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 B - 2025/26 - £1,743.37

ANTI-MONEY LAUNDERING REGULATIONS

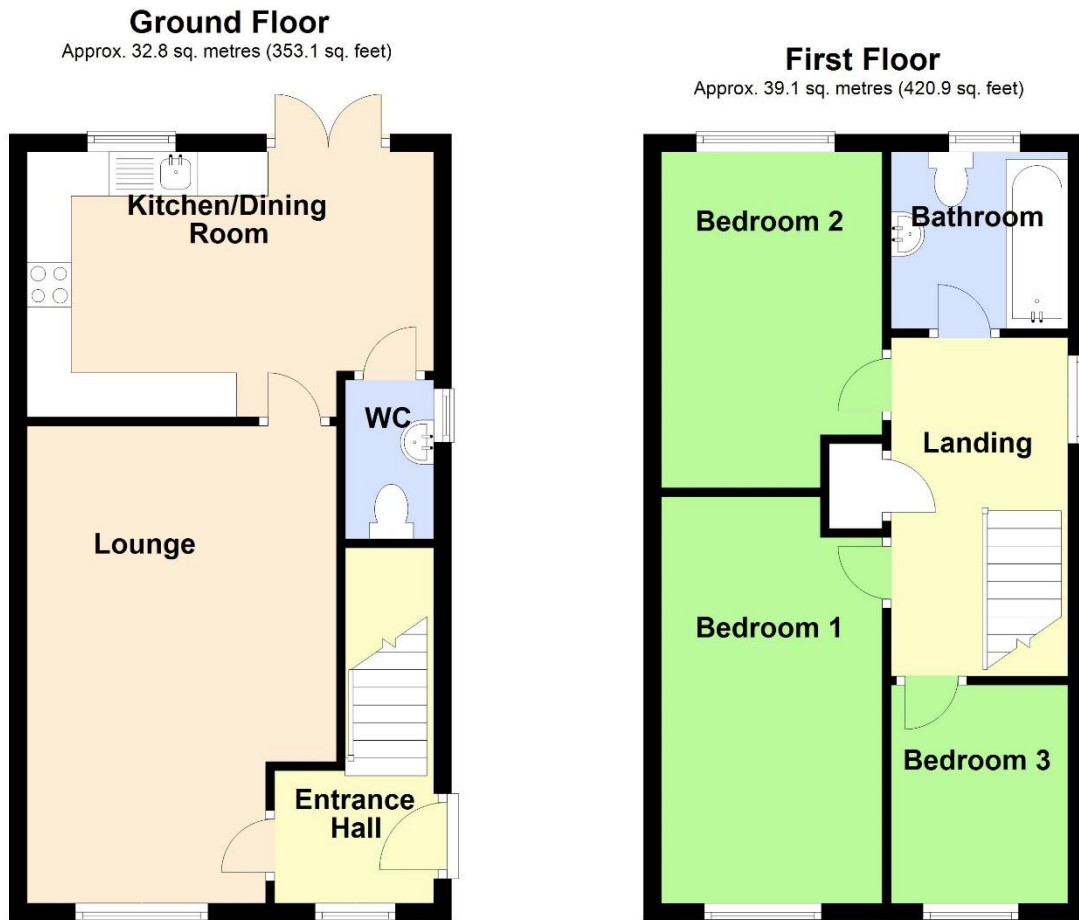
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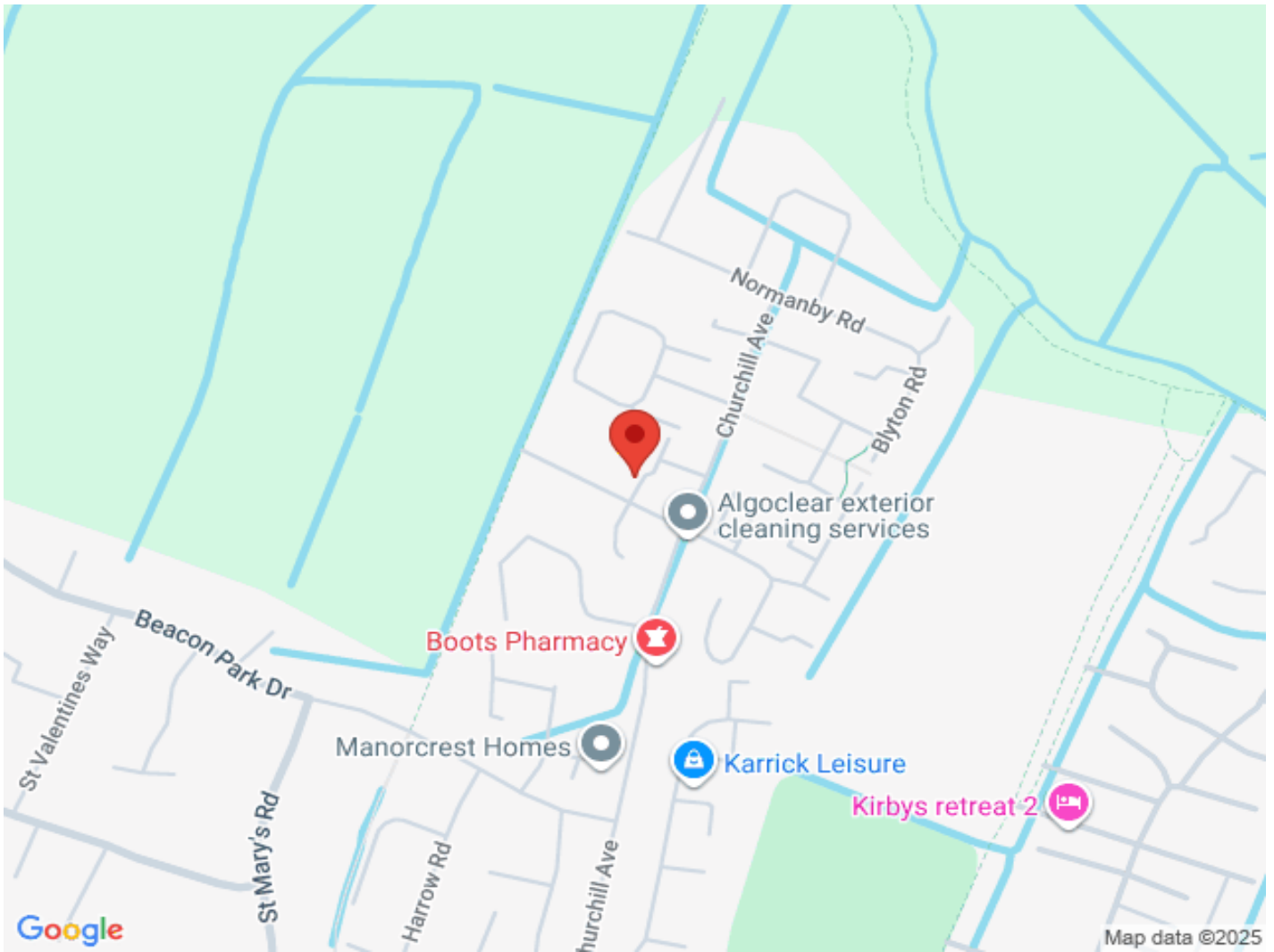
AGENTS NOTES

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.

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.



Total area: approx. 71.9 sq. metres (773.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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