

NEWTON FALLOWELL

2a St. Valentines Way, Skegness - PE25 2NG

£310,000

2a St. Valentines Way

Skegness

No onward chain. A spacious, well presented and versatile 4 bedroom detached dormer style property in a pleasant residential area with 2 drives providing ample parking. The accommodation comprises entrance porch, large hallway, 20ft lounge opening into a conservatory, kitchen and utility room, 2 bedrooms and a shower room to the ground floor. To the first floor is a spacious landing area, 2 further bedrooms and a beautifully fitted bathroom. The property occupies a corner plot with driveways on two road frontages, EV car charger and an integral garage. EPC Rating C

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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ACCOMMODATION
Entrance is via a pvc door opening to a Porch with inner glazed door to the:-

ENTRANCE PORCH

HALLWAY
With pvc window to the front elevation, 2 radiators, stairs to first floor with storage cupboard below.

LOUNGE
20' 11" x 11' 11" (6.37m x 3.62m)
With pvc window to the side elevation, 2 radiators, decorative fireplace surround with inset electric fire, pvc french doors opening to the:-

CONSERVATORY
12' 11" x 9' 7" (3.94m x 2.92m)
Of pvc construction with pvc french doors opening to the garden, solid vaulted ceiling.

KITCHEN
12' 0" x 10' 6" (3.67m x 3.21m)
Fitted with a range of 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, tall unit housing a double oven and grill, integrated dishwasher, integrated fridge, pvc window to the rear elevation, radiator, door to:-

UTILITY ROOM
9' 3" x 6' 3" (2.81m x 1.90m)
With worksurfaces and spaces for washing machine and dryer below, fridge freezer, tiled walls, pvc french doors to the garden.

SHOWER ROOM
12' 1" x 7' 9" (3.69m x 2.36m)
With wetroom shower with floor drain and glass splash panel, W.C with grab rail, a range of built in furniture with inset hand basin, built in airing cupboard with internal radiator, vertical chrome towel radiator, opaque pvc window to the rear elevation, tiled walls and floor.

BEDROOM 3
12' 4" x 12' 1" (3.75m x 3.69m)
With pvc window to the front elevation, radiator.

BEDROOM 4
9' 7" x 9' 0" (2.92m x 2.75m)
With pvc window to the side elevation, built in sliding doored wardrobes to one wall, radiator.

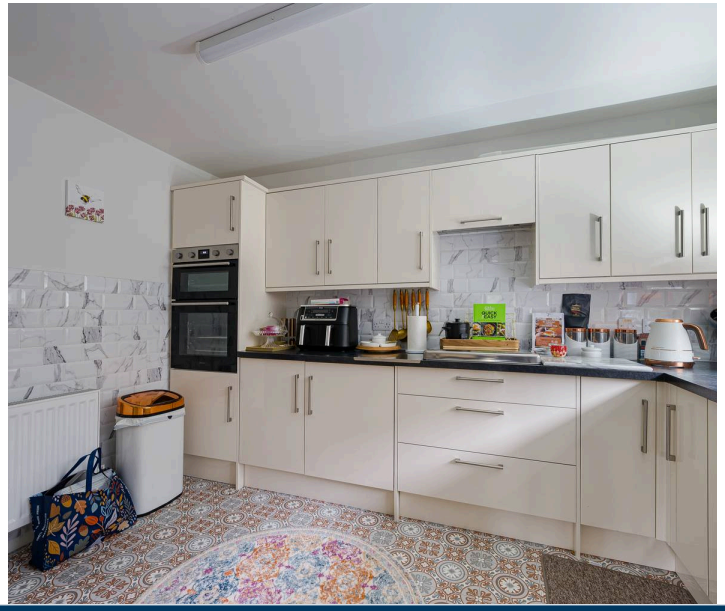
FIRST FLOOR LANDING
13' 9" x 8' 6" (4.20m x 2.58m)
With pvc windows to the front and side elevations, radiator.

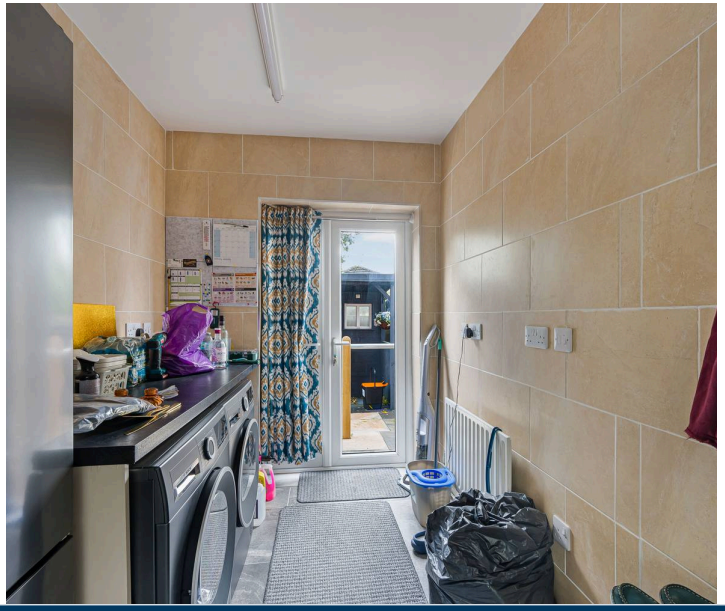
BEDROOM 1
With pvc window to the front elevation, radiator, wardrobe.

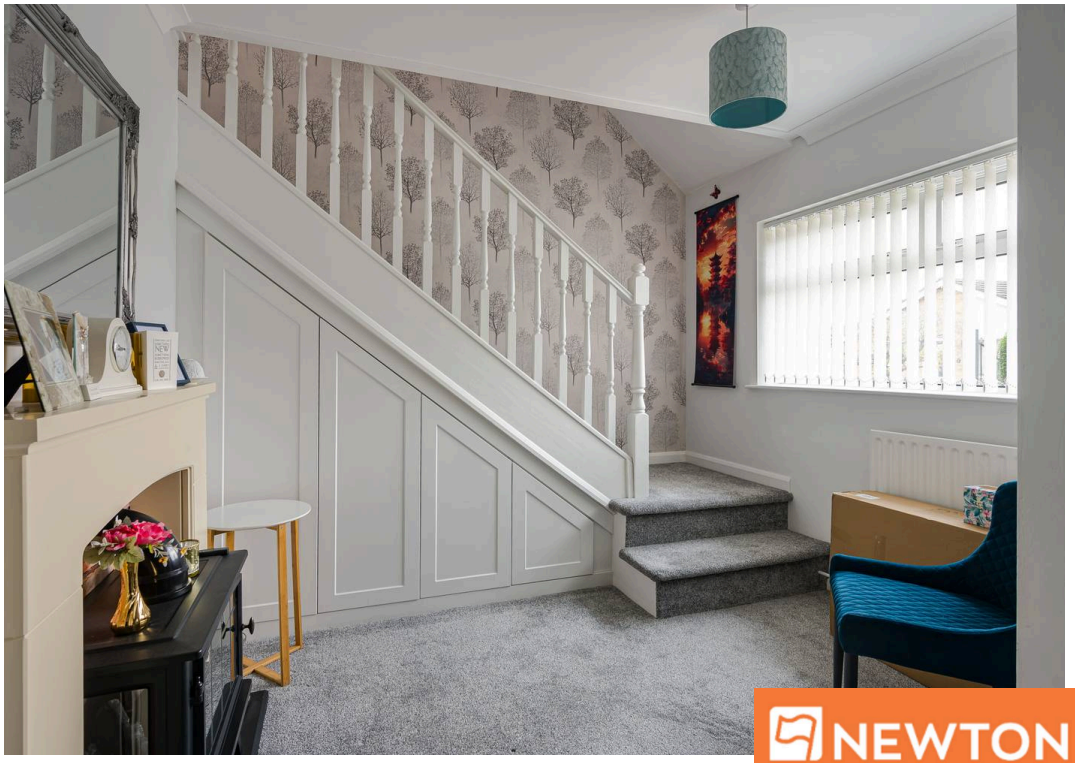
BEDROOM 2
13' 5" x 11' 0" (4.08m x 3.35m)
With pvc window to the rear elevation, radiator, wardrobe.

BATHROOM
8' 11" x 7' 9" (2.73m x 2.36m)
Fitted with a 'p' shaped with with mixer shower tap and screen over, vanity unit with twin counter top hand basins and mirrors over, W.C, tiled walls, opaque pvc window to the rear elevation, chrome vertical towel radiator.











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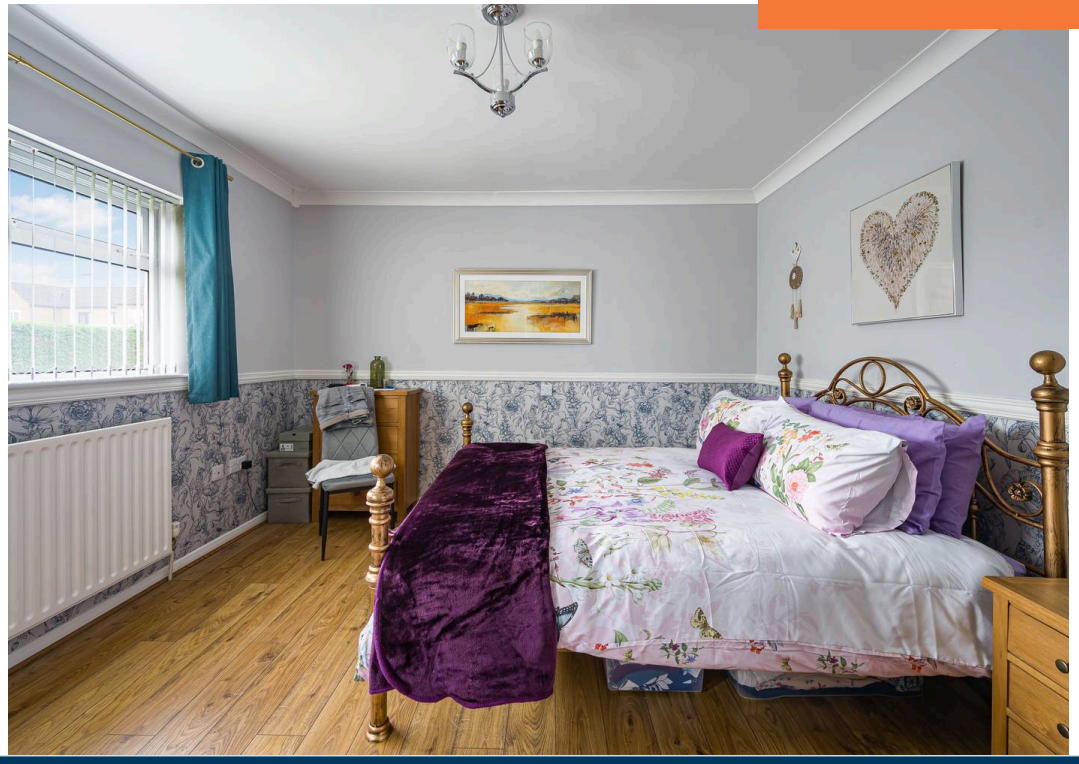

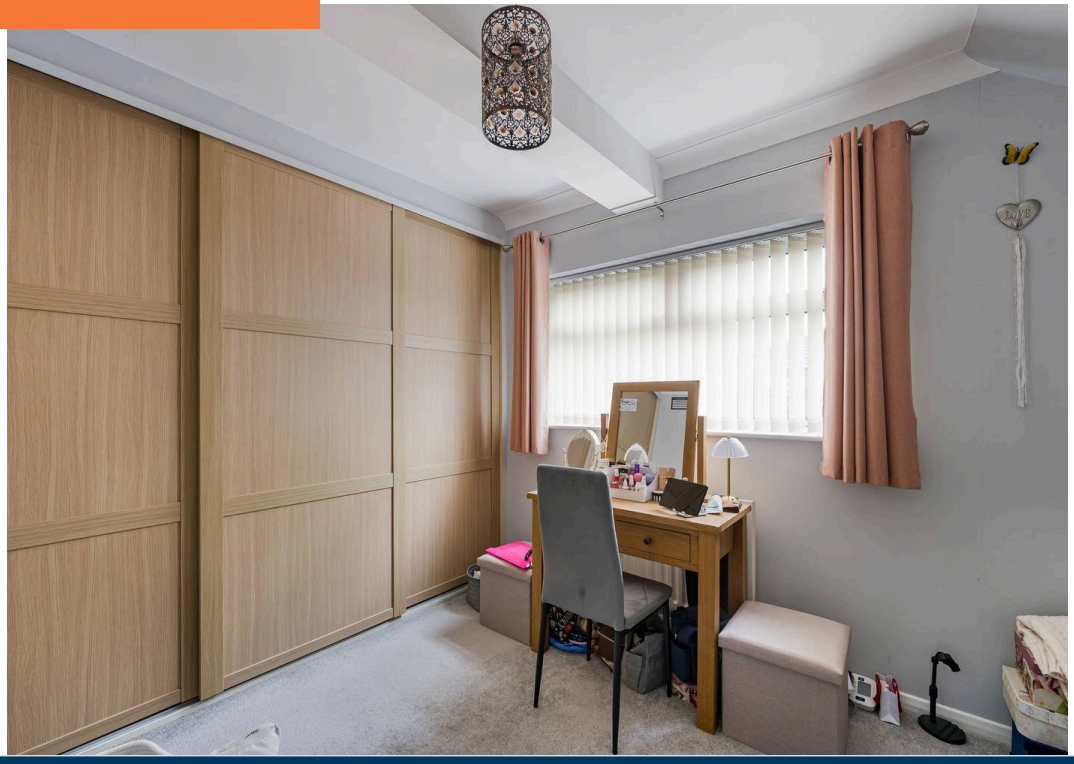



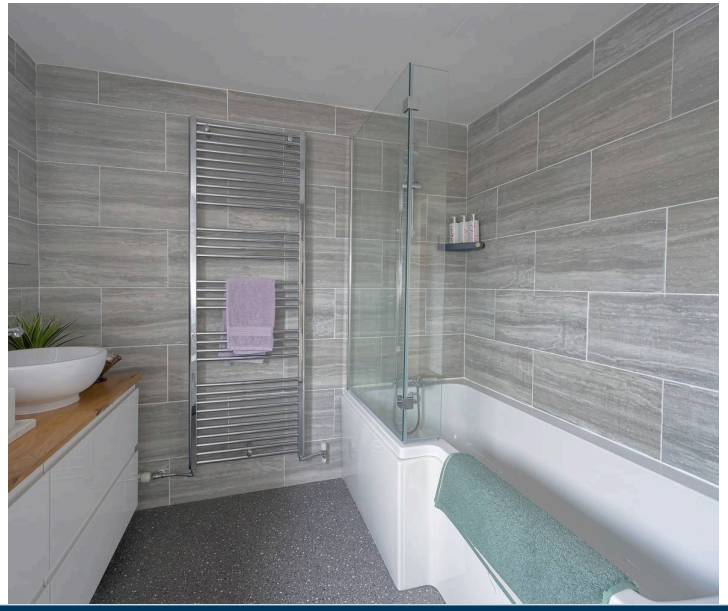



OUTSIDE

Occupying a corner plot, the front of the property is via St Margarets Avenue where there is a mature boundary hedge and double vehicle gates opening onto a concrete drive. A paved area adjacent to the utility room accommodates a timber shed with covered bin storage. The front garden includes a gravelled area with concrete paths and a lawn. A fenced area to the side includes paved and gravelled seating areas adjacent to the conservatory, and timber summerhouse. A gate opens onto a further rubber crumb drive on St Valentines Way with gravelled borders, EV charging point and path to the rear.

GARAGE

21' 1" x 10' 5" (6.43m x 3.18m)
With electric vehicle door, pvc side door, light and power connected, wall mounted gas central heating boiler, workbench and radiator.

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 - £2,319.67





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ANTI-MONEY LAUNDERING REGULATIONS

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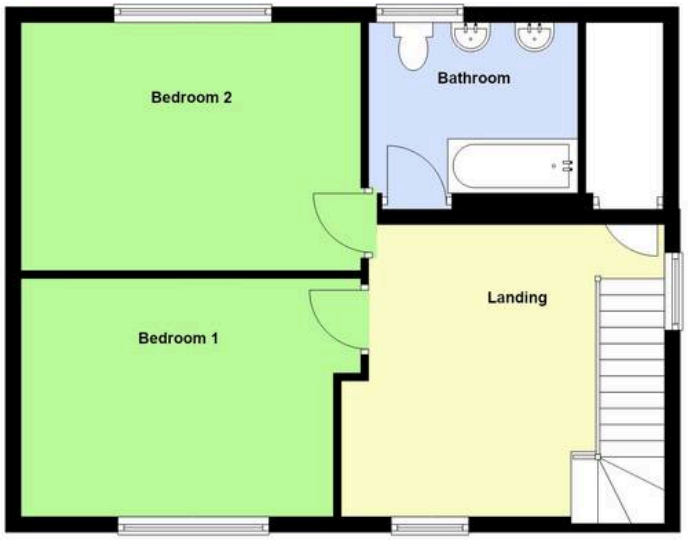
Ground Floor

Approx. 101.2 sq. metres (1089.6 sq. feet)



First Floor

Approx. 51.3 sq. metres (551.9 sq. feet)



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Total area: approx. 152.5 sq. metres (1641.6 sq. feet)



Newton Fallowell Estate Agents

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