



8 Glentworth Crescent, Skegness, PE25 2TG



6



4



4

£300,000 Freehold



Key Features

- SUBSTANTIAL & WELL PRESENTED
- 1 BED SELF CONTAINED ANNEXE
- CLOSE TO BEACH & TOWN CENTRE
- MASTER EN-SUITE BEDROOM
- OVER 3 FLOORS
- REAR PARKING SPACE
- LOW MAINTENANCE GARDENS
- EPC RATING D



A substantial and well presented 5 Bedroom Detached House with a self contained 1 Bedroom Annexe to the rear, situated in a cul-de-sac location close to the beach and town centre. The spacious and versatile accommodation comprises Porch, Entrance Hall, Dining Room, Breakfast Kitchen, Lounge, Boot Room and Snug. There are 3 Bedrooms to the first floor with the Master having an En-suite Shower Room and Dressing Room. There are 2 further Bedrooms, a Bathroom and separate W.C to the 2nd floor. With lower maintenance front and rear gardens, lean-to Wash Room and a parking space accessed via the rear service road.

The property is ideally suited to those working from home or extended family living and viewing is essential to appreciate the accommodation on offer. EPC Rating D







ACCOMMODATION

Entrance is on the front elevation via a composite door with glazed side panels opening into the:-

ENCLOSED PORCH

With inner double glazed door to the:-

HALLWAY

With parquet flooring, stairs to first floor with cupboard under, radiator.

DINING ROOM 4.7m x 3.65m (15'5" x 12'0")

With pvc bay window to the front elevation, parquet flooring, radiator.

BREAKFAST KITCHEN 6.16m x 3.66m (20'2" x 12'0")

Fitted with a modern range of shaker style base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit, Kenwood cooking range with double oven and 5 ring hob, space for fridge freezer, breakfast bar seating area, wall mounted Glow-worm gas central heating boiler, pvc window and pvc door to the side elevation, radiator.

LOUNGE 6.35m x 2.95m (20'10" x 9'8")

With parquet flooring to part, fireplace with inset multi-fuel stove and tiled hearth, pvc french doors to the rear elevation.

INNER HALL

With pvc door to the side elevation, tiled floor.

SHOWER ROOM 2.06m x 1.71m (6'10" x 5'7")

With a large shower enclosure with direct shower, W.C, pedestal hand basin, wet room wall panelling, tiled floor, heated towel radiator, opaque pvc window to the side elevation.

BOOT ROOM 3.2m x 2.37m (10'6" x 7'10")

With pedestal hand basin, heated towel radiator, tiled floor, pvc window.

SNUG 4.53m x 2.72m (14'11" x 8'11")

With pvc window to the side elevation, radiator.



1ST FLOOR LANDING

With pvc window to the side elevation, return staircase to second floor.

BEDROOM 1 4.78m x 3.42m (15'8" x 11'2")

With pvc bay window to the front elevation with curved radiator below, opening to:-

DRESSING ROOM 2.74m x 2.41m (9'0" x 7'11")

With pvc window to the front elevation, radiator.

EN-SUITE 2.01m x 1.6m (6'7" x 5'2")

With tiled shower enclosure with electric shower, pedestal hand basin, W.C, radiator, extractor.

FAMILY BATHROOM 2.83m x 1.76m (9'4" x 5'10")

Fitted with a panelled bath, tiled shower enclosure with electric shower, W.C, pvc window to the side elevation, Dimplex wall heater, built in airing cupboard housing the hot water cylinder.

W.C

With W.C, pvc window to the side elevation.

BEDROOM 2 3.41m x 3.11m (11'2" x 10'2")

With pvc window to the rear elevation, radiator, pedestal hand basin.

BEDROOM 3 3.37m x 2.73m (11'1" x 9'0")

With pvc window to the rear elevation, radiator, pedestal hand basin.

2ND FLOOR LANDING

With pvc window to the side elevation, access to roof space.

BEDROOM 4 3.65m x 3.02m (12'0" x 9'11")

With pvc window to the side elevation, pedestal hand basin, radiator.

BEDROOM 5 3.65m x 3.04m (12'0" x 10'0")

With pvc window to the side elevation, pedestal hand basin, radiator.



BATHROOM 2.41m x 1.82m (7'11" x 6'0")

With panelled bath with mixer tap and hand held shower attachment over, pvc window to the side elevation.

W.C

With W.C, extractor fan, access to eaves storage space.

ANNEXE

With a private access from the rear garden via steps up to a pvc door to the:-

HALLWAY

With access to roof space, tiled floor.

LIVING ROOM 4.2m x 3.23m (13'10" x 10'7")

With pvc window to the side elevation, wood effect laminate flooring, breakfast bar, radiator.

BEDROOM 3.35m x 2.24m (11'0" x 7'4")

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

SHOWER ROOM 1.77m x 1.55m (5'10" x 5'1")

With shower enclosure with direct shower, W.C, hand basin set on a vanity unit, extractor fan, heated towel radiator, tiled floor.

OUTSIDE

To the front is a low curved brick wall and two pedestrian hand gates opening onto a gravelled garden area with concrete paths.

A door to one side of the house opening onto a Lean-To:-

WASH ROOM

With shelving, worksurfaces with spaces for washing machine and dryers, light and power connected, cold water tap.

The enclosed rear garden is set out for lower maintenance with decorative stone chipped garden borders and a paved sitting areas, timber lean-to garden shed.

There is a concreted parking area with double gates accessed from the rear service road.



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 D - 2025/26 - £2241.48

ANTI-MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £66 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.







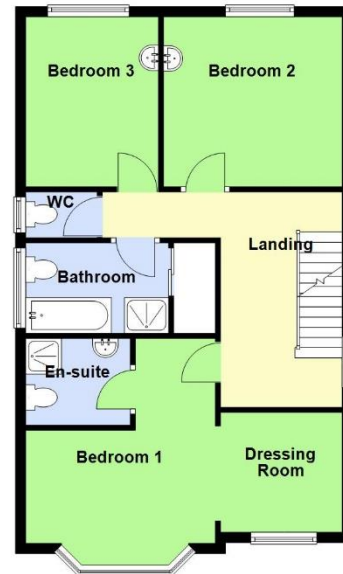
Ground Floor

Approx. 136.0 sq. metres (1463.7 sq. feet)



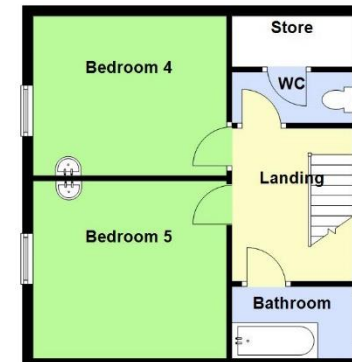
First Floor

Approx. 63.0 sq. metres (677.9 sq. feet)

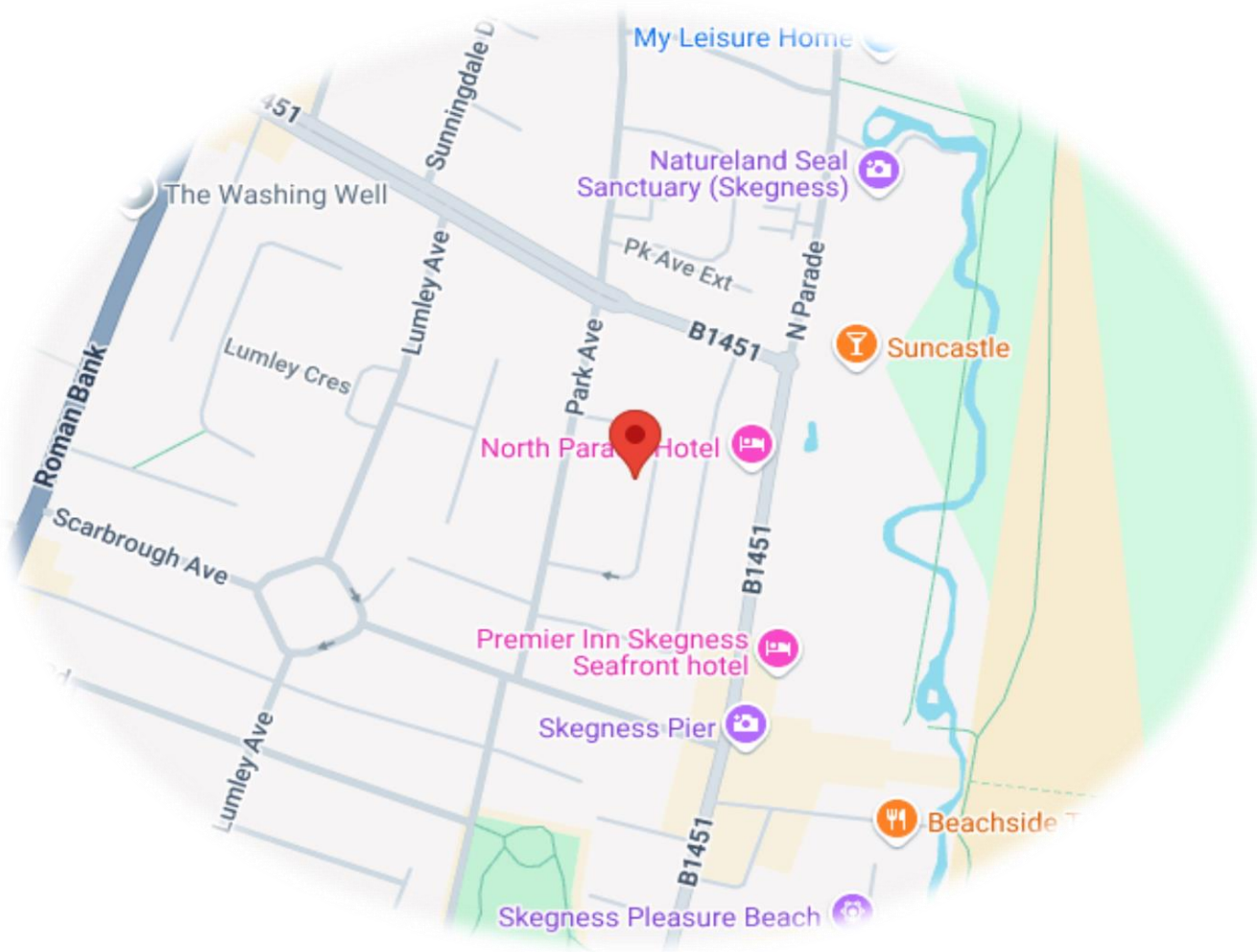


Second Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



Total area: approx. 240.9 sq. metres (2593.1 sq. feet)



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.

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