



124 Church Road South,
Skegness, PE25 2HW



£179,950

- NO CHAIN
- CORNER PLOT
- 2 DOUBLE BEDROOMS
- CONSERVATORY
- FREEHOLD
- LARGE GARAGE
- FRONT SIDE & REAR GARDENS
- CLOSE TO DOCTORS & SHOPS
- EPC RATING D
- COUNCIL TAX BAND B



NO CHAIN. A Detached Bungalow with 2 double Bedrooms occupying a pleasant corner plot to the west of Skegness town centre, just a short walk to the doctors surgery and local shops. The accommodation comprises Enclosed Porch, Hallway, Lounge, Kitchen, Conservatory and Bathroom. There are lawned gardens to the front, a concrete drive providing ample parking, large detached Garage and lower maintenance garden to the rear. EPC Rating D

ACCOMMODATION

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

ENCLOSED PORCH

With inner glazed door to the:-

HALLWAY

With built in cupboard housing the gas central heating boiler, access to roof space.

LOUNGE 5.11m x 3.65m (16'10" x 12'0")

With pvc bow window to the front elevation, further pvc window to the side elevation, warm air vent, brick fireplace with display shelves and inset gas fire.



KITCHEN 3.57m x 3.02m (11'8" x 9'11")

With base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap over, built in oven with electric hob and cooker hood above, plumbing for washing machine, pvc window to the side elevation, pvc window overlooking and pvc door to the:-

CONSERVATORY 2.95m x 2.67m (9'8" x 8'10")

On a brick base with pvc windows and pvc doors opening onto the rear garden.

BEDROOM 1 3.28m x 3.02m (10'10" x 9'11")

With pvc window to the front elevation, built in wardrobe, warn air vent.

BEDROOM 2 3.94m x 2.74m (12'11" x 9'0")

With pvc window to the rear elevation, built in wardrobe, warn air vent.

BATHROOM 1.98m x 1.67m (6'6" x 5'6")

With panelled bath with electric shower over, pedestal hand basin, W.C, tiled walls, opaque pvc window to the rear elevation.

OUTSIDE

Occupying a lovely corner plot, there are lawned gardens to the front and side with inset trees, shrub borders and enclosed by fencing. A handgate opens onto a path leading to the front door. Double vehicle gates open onto a concrete drive with an inner set of gates leading to the:-

GARAGE 7.47m x 3.27m (24'6" x 10'8")

With up and over vehicle door, light and power connected, side door, pvc window.

The rear garden is set out for lower maintenance with paved and gravelled areas, raised ornamental pond with rockery, flower boards, Greenhouse and Summerhouse.

TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas boiler with warm air vents.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

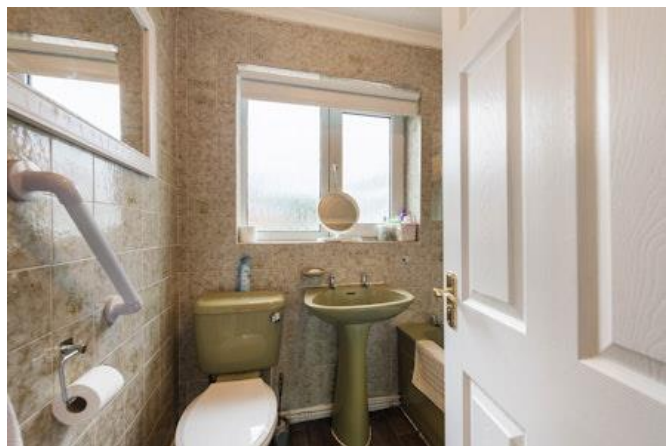
By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2025/26 - £1,743.37

MONEY LAUNDERING REGULATIONS

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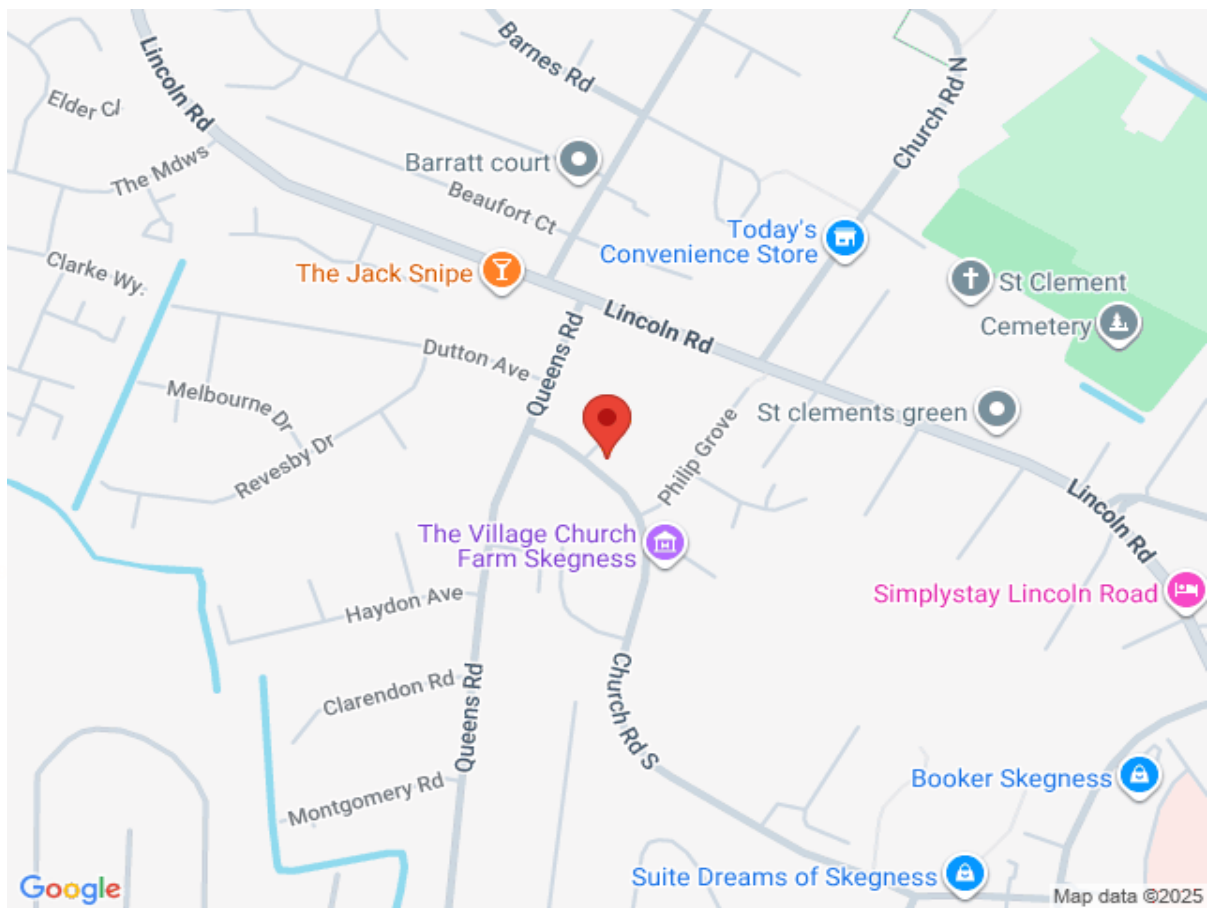




AGENTS NOTES

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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