



 **NEWTON**
FALLOWELL

16 Flamborough Close, Skegness – PE25 1HR
£215,000

16 Flamborough Close

Skegness

A deceptive sized detached Bungalow with 3 Double Bedrooms situated in a lovely and varied residential cul-de-sac to the west of Skegness town centre. Convenient for local shops, doctors surgery and on a bus route. The accommodation comprises Entrance Hall, Lounge with patio doors to a Conservatory, well fitted Dining Kitchen, Utility with W.C, Inner Hall and Shower Room. There is a lawned garden to the front, driveway and a sunny and private lower maintenance fenced rear garden. The property benefits from pvc double glazing and gas central heating. Well worth viewing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

AGENTS NOTES. 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.





ACCOMMODATION

HALL

with pvc entrance door, coving to ceiling, wood style flooring through to the:-

LOUNGE

14' 8" x 16' 2" (4.47m x 4.93m)
maximum being shaped. With pvc bay window to the front elevation with pleasant outlook and vertical blinds, radiator, wood style flooring, pvc double doors to the:-

CONSERVATORY

13' 1" x 9' 1" (4.00m x 2.77m)
Of pvc construction with opaque polycarbonate roof and pvc french doors opening onto the rear garden.

DINING KITCHEN

12' 5" x 12' 7" (3.78m x 3.84m)
being spacious and well fitted with base and wall cupboards, worksurfaces and tiled splashbacks, wall display cabinets, built under oven with grill, 4 ring electric hob with stainless steel and glass cooker hood above, sink unit, spaces for appliances, plumbing, pvc high level window, pvc window and door to the garden, downlights to the coved ceiling, radiator, chrome vertical towel radiator, tiled floor, door to

UTILITY ROOM / W.C

3' 10" x 9' 2" (1.17m x 2.79m)
with cupboards and worksurfaces, appliance space, plumbing, opaque pvc window, wall mounted gas central heating boiler, W.C and hand basin, tiled floor.

REAR HALL

with opaque pvc window and large walk in built in cupboard, doors leading off, downlighting.



SHOWER ROOM

6' 5" x 9' 1" (1.96m x 2.77m)

maximum being shaped. With a large walk-in shower enclosure with electric shower, WC, hand basin in a vanity unit, attractive tiled walls with listel border, radiator, opaque pvc window, downlights to coved ceiling, complimentary tiled floor.

BEDROOM 1

9' 8" x 12' 5" (2.95m x 3.78m)

With a range of built in wardrobes forming a bed recess with bedside cabinets, top cupboards, 2 single and a double wardrobe, radiator, pvc window over looking the garden with blind

BEDROOM 2

9' 2" x 11' 7" (2.79m x 3.53m)

with pvc window over looking the garden with blind, radiator.

BEDROOM 3

8' 5" x 16' 0" (2.57m x 4.88m)

With pvc window to the front elevation with blinds, radiator, access to roof space.

OUTSIDE

To the front is a lawned garden with rubber tarmac drive. Gated paths lead around the bungalow. The sunny rear garden has been set out for lower maintenance and includes a timber garden shed.

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 our office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2025/26 - £1,992.43

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. There is a charge for these checks, 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.





 **NEWTON FALLOWELL**



Ground Floor

Approx. 105.4 sq. metres (1134.9 sq. feet)



Total area: approx. 105.4 sq. metres (1134.9 sq. feet)



Newton Fallowell Estate Agents

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