



 **NEWTON**  
**FALLOWELL**

12 Flamborough Close, Skegness - PE25 1HR  
£299,950

# 12 Flamborough Close

## Skegness

A spacious 3/4 Bedroom Detached House situated in a popular cul-de-sac location to the west of Skegness town centre convenient for schools, local shops and the doctors. The well laid out accommodation provides an Entrance Hall, 19ft Lounge, 19' Dining Kitchen, Utility Room, Conservatory, Study/Bedroom and Shower Room to the ground floor. To the first floor are 3 Bedrooms and a family Bathroom. With lawned front and rear gardens, drive providing ample parking and a detached Garage. Must be viewed to appreciate the size and presentation. EPC Rating

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## ACCOMMODATION

Entrance is on the side elevation via a pvc door with glazed side panel to the:-

## HALLWAY

With radiator, stairs to the first floor with built in cupboard under.

## LOUNGE

19' 5" x 12' 4" (5.92m x 3.76m)

With a pvc bay window to the front elevation, further pvc window to the side elevation, multi-fuel stove with tiled back and hearth, coving to ceiling, radiator.

## STUDY / BEDROOM 4

8' 10" x 6' 7" (2.69m x 2.01m)

With pvc window to the side elevation, radiator.

## SHOWER ROOM

With shower enclosure with glass screen and direct shower, W.C, hand basin in a vanity unit, opaque pvc window to the side elevation, extractor fan, ladder style towel radiator.

## KITCHEN DINER

19' 4" x 10' 11" (5.89m x 3.33m)

Fitted with a range of white shaker style base and wall units with worksurfaces and matching splashbacks, inset stainless steel sink unit with mixer tap over, tall unit housing a Bosch double oven, 4 ring gas hob with chimney style extractor hood above, integrated fridge, integrated dishwasher, pvc window to the rear elevation, pvc door to the side elevation, radiator, wood effect flooring and a breakfast bar seating area dividing the kitchen with the Dining area. Door to UTILITY CUPBOARD and pvc french doors opening into the:-



## CONSERVATORY

13' 6" x 12' 0" (4.11m x 3.66m)

On a brick base with solid roof, pvc windows and pvc doors opening onto the rear garden, wood effect flooring.

## FIRST FLOOR

With double glazed skylight window with integral blind, double doored storage cupboard, access to roof space.

## BEDROOM 1

13' 8" x 12' 4" (4.17m x 3.76m)

With pvc window to the front elevation, radiator, built in sliding doored wardrobes.

## BEDROOM 2

13' 8" x 10' 11" (4.17m x 3.33m)

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

## BEDROOM 3

9' 0" x 8' 2" (2.74m x 2.49m)

With double glazed skylight window to the side elevation, radiator.

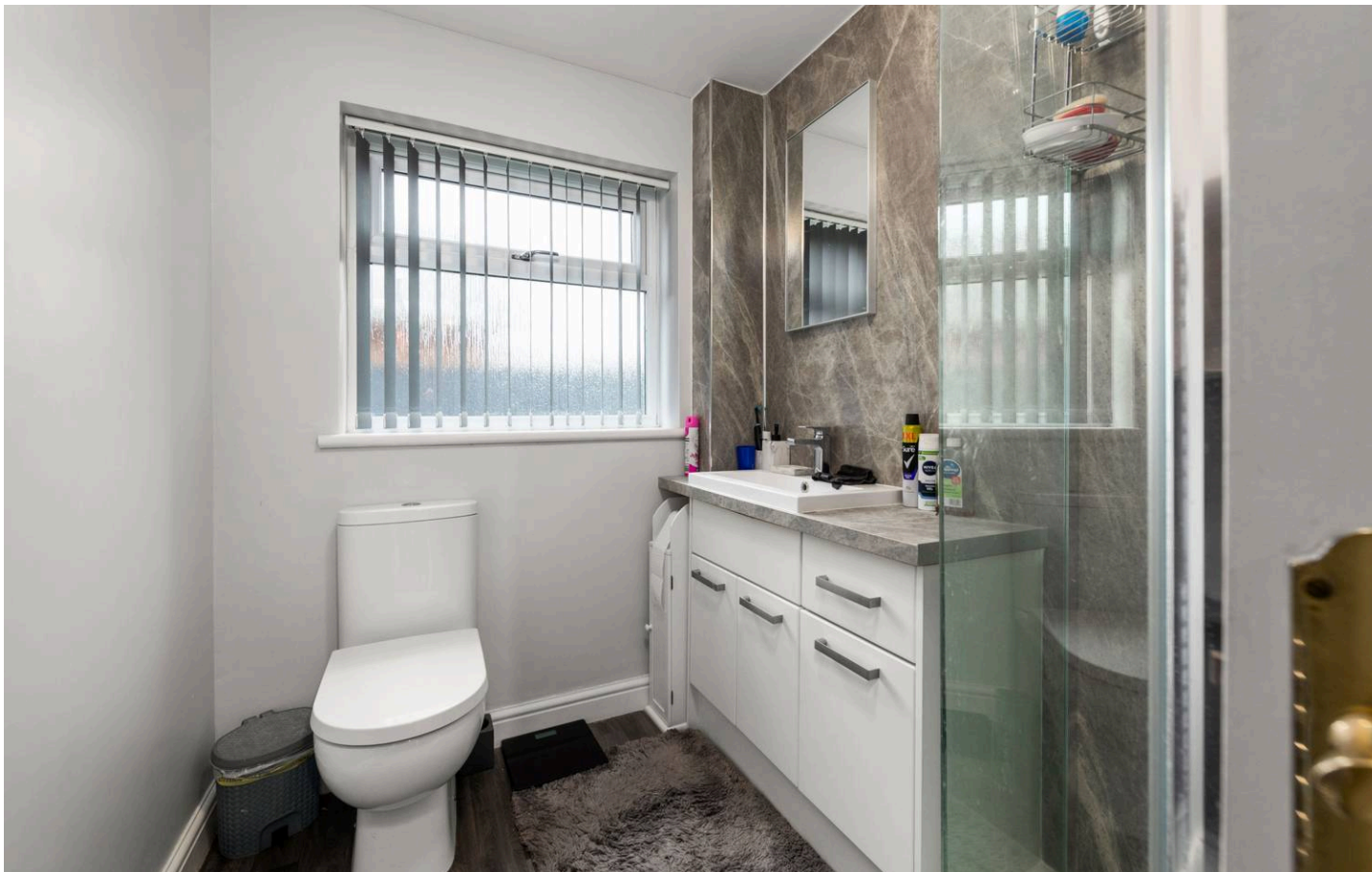
## BATHROOM

Fitted with a panelled bath with shower and screen over and wet wall surround, hand basin in a vanity unit, W.C, double glazed skylight window, chrome ladder style towel radiator.

## OUTSIDE

To the front is a lawned garden which is bordered by a low brick with fence to one side. Double wrought iron gates open onto a driveway providing ample parking and leading to the rear set:-





#### **GARAGE**

17' 10" x 11' 10" (5.44m x 3.61m)

With roller shutter door, light and power connected, pvc window and pvc personal door to the side elevation. A further brick wall from the drive with gated arch opens onto the enclosed rear garden which includes paved seating areas and central lawn. To the rear of the garden is a timber Shed.

#### **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.

#### **COUNCIL TAX**

Charging Authority – East Lindsey District Council  
Band D - 2025/26 - £2,241.48





#### **ANTI-MONEY LAUNDERING REGULATIONS**

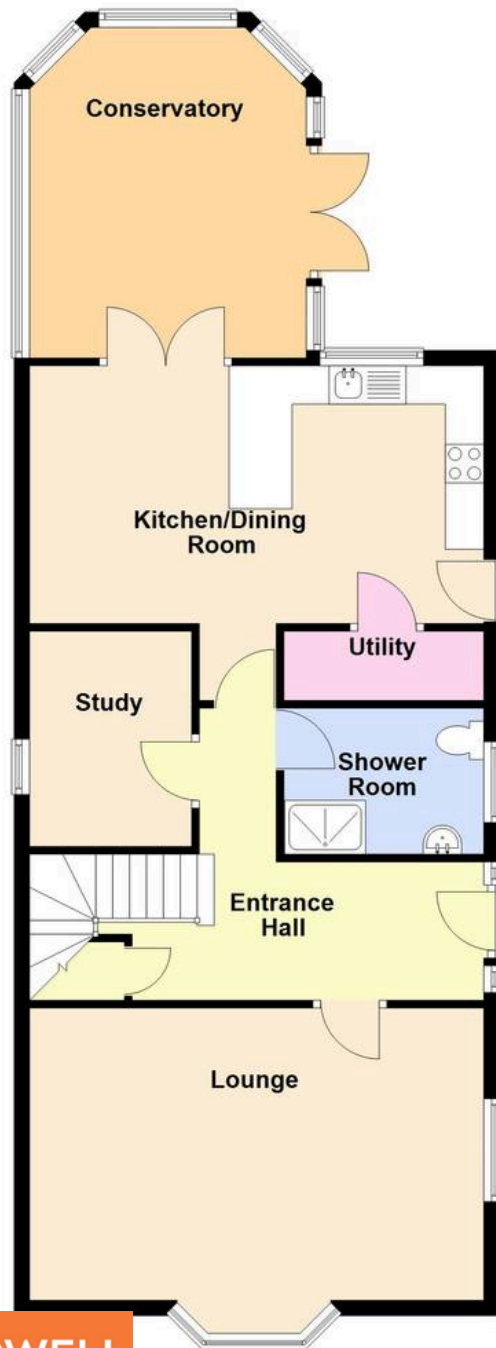
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks is £72 (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.

#### **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.

### Ground Floor

Approx. 87.2 sq. metres (939.0 sq. feet)



### First Floor

Approx. 53.2 sq. metres (572.4 sq. feet)





## Newton Fallowell Estate Agents

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