

NEWTON FALLOWELL

7 Frederica Road, Skegness - PE25 3AZ

£325,000

7 Frederica Road

Skegness

No onward chain. A spacious and well presented detached bungalow situated in a highly sought after cul-de-sac location close to Seacroft Golf Course, Gibraltar Point Nature Reserve and the beach. The accommodation comprises Entrance Porch, Hallway, 'L' shaped Lounge, Kitchen, Conservatory, a spacious En-Suite Master Bedroom, 2 further double Bedrooms and Bathroom. There are lawned gardens to the front with a driveway which extends to the side leading to a Garage. Beyond the enclosed rear garden lies farmland. Viewing is essential to appreciate the size and location. EPC Rating D
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



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

HALLWAY
With radiator, built in cloaks cupboard, french doors opening to the:-

LOUNGE
13' 3" x 19' 0" (4.05m x 5.78m)
extending to 7.16m (being shaped). With pvc window to the front elevation and two further pvc windows to the side elevation, 2 radiators, feature brick fireplace with wooden mantle, built in cupboard housing the Viessmann gas central heating boiler.

KITCHEN
11' 0" x 10' 2" (3.35m x 3.11m)
Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, built in oven with electric hob and extractor fan above, space and plumbing for dishwasher and washing machine, built in larder units to one wall, radiator, pvc window overlooking the Conservatory, door to inner hall.

DINING CONSERVATORY
23' 4" x 17' 3" (7.11m x 5.27m)
maximum being shaped. Of pvc construction with opaque polycarbonate roof, pvc door to the side elevation, pvc french doors opening onto the rear garden, 2 radiators, ceiling fan light, radiator, sliding door to the Master Bedroom.

MASTER BEDROOM
20' 2" x 11' 9" (6.14m x 3.57m)
With pvc window to the rear elevation, radiator, built in sliding doored wardrobe, 2 further triple doored built in wardrobes, door to:-

EN-SUITE BATHROOM
14' 5" x 6' 9" (4.40m x 2.06m)
Beautifully fitted with bath with mixer tap over, low flush W.C, large walk in shower enclosure with glass screen and direct shower, wall hung hand basin in a vanity unit, tiled walls, radiator, high level pvc window to the side elevation, radiator.

INNER HALL
With radiator, access to roof space, built in cupboard housing the hot water cylinder.

BATHROOM
8' 11" x 6' 11" (2.71m x 2.10m)
Fitted with panelled bath with direct shower and screen over, hand basin in a vanity unit, W.C, tiled walls, radiator, high level opaque pvc window to the side elevation.

BEDROOM 2
14' 4" x 10' 3" (4.37m x 3.12m)
With pvc window to the side elevation, radiator, built in mirror fronted wardrobes with sliding doors.

BEDROOM 3
11' 0" x 10' 9" (3.36m x 3.28m)
With pvc window to the side elevation, built in wardrobes, radiator.











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OUTSIDE
To the front is a lawned garden bordered by a decorative low brick wall with shrub borders and a concrete drive which extends to the side of the bungalow providing ample parking and leading to the:-

GARAGE
18' 11" x 9' 6" (5.76m x 2.89m)
With electric roller shutter door, pvc window to the rear elevation, light and power connected.

REAR GARDEN
A gate from the side driveway leads to the enclosed rear garden which is mainly lawned with pretty garden borders, paved patio seating area, raised beds and a corner rockery. A further wide paved area to the far side of the bungalow provides a secluded space for bins, cold water tap and a wrought iron gate leading back around to the front. Beyond the rear garden lies farmland.

TENURE
Freehold.

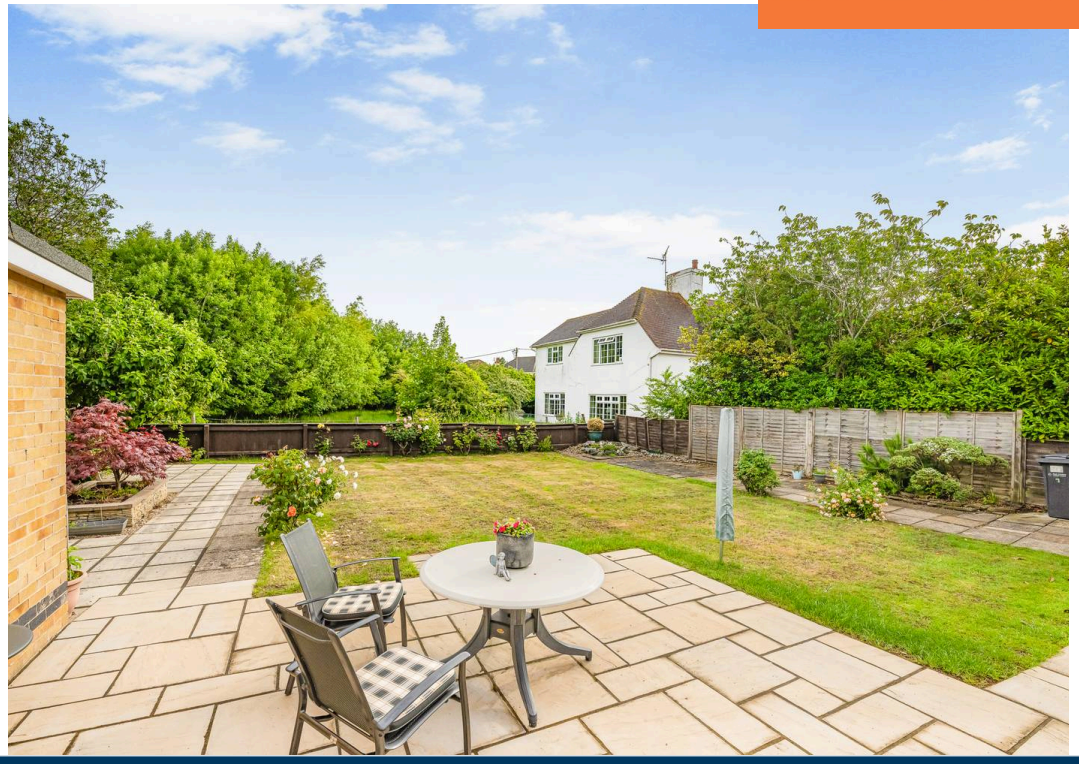
CONSTRUCTION
The agents note that the property is of timber framed construction allowing extra versatility if buyers wish to carry out any re-modelling internally. The more recent en-suite bedroom is traditional cavity wall construction.

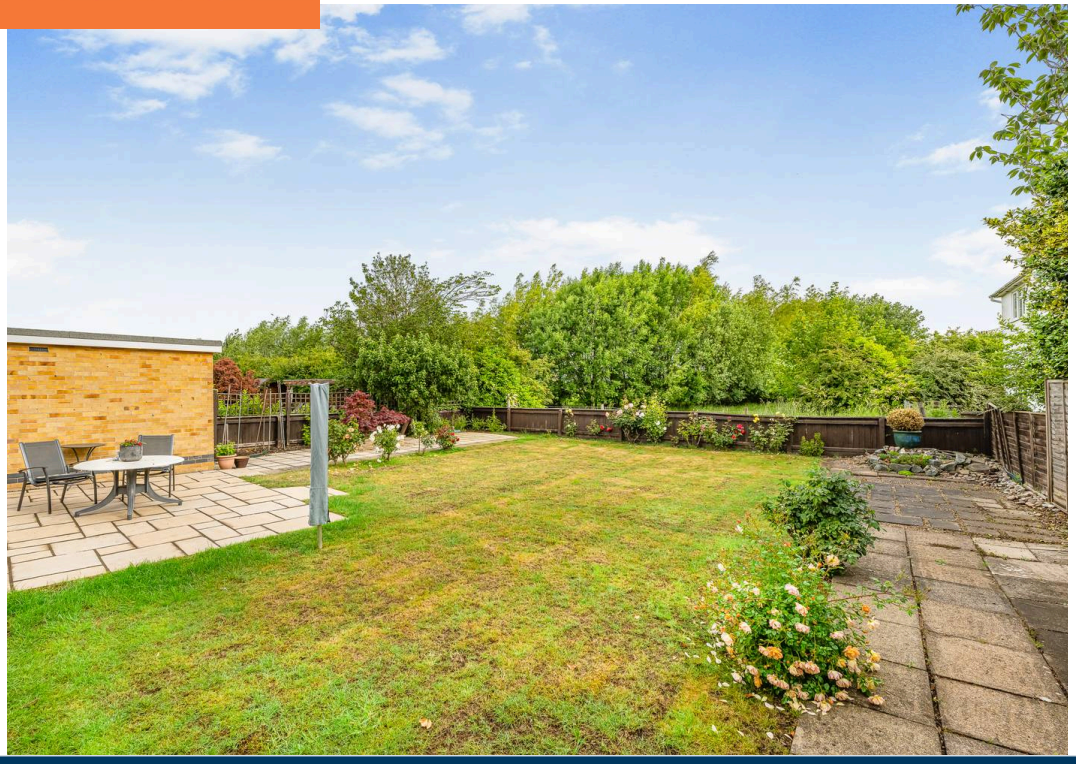
SERVICES
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.





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COUNCIL TAX

Charging Authority – East Lindsey District Council Band D - 2026/27 - £2,319.67

VIEWING

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

ANTI MONEY LAUNDERING REGULATIONS

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AGENTS NOTES

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Ground Floor

Approx. 151.6 sq. metres (1631.6 sq. feet)



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Total area: approx. 151.6 sq. metres (1631.6 sq. feet)



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