

NEWTON FALLOWELL

31 Burlington Road, Skegness - PE25 2EW

£240,000

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Skegness

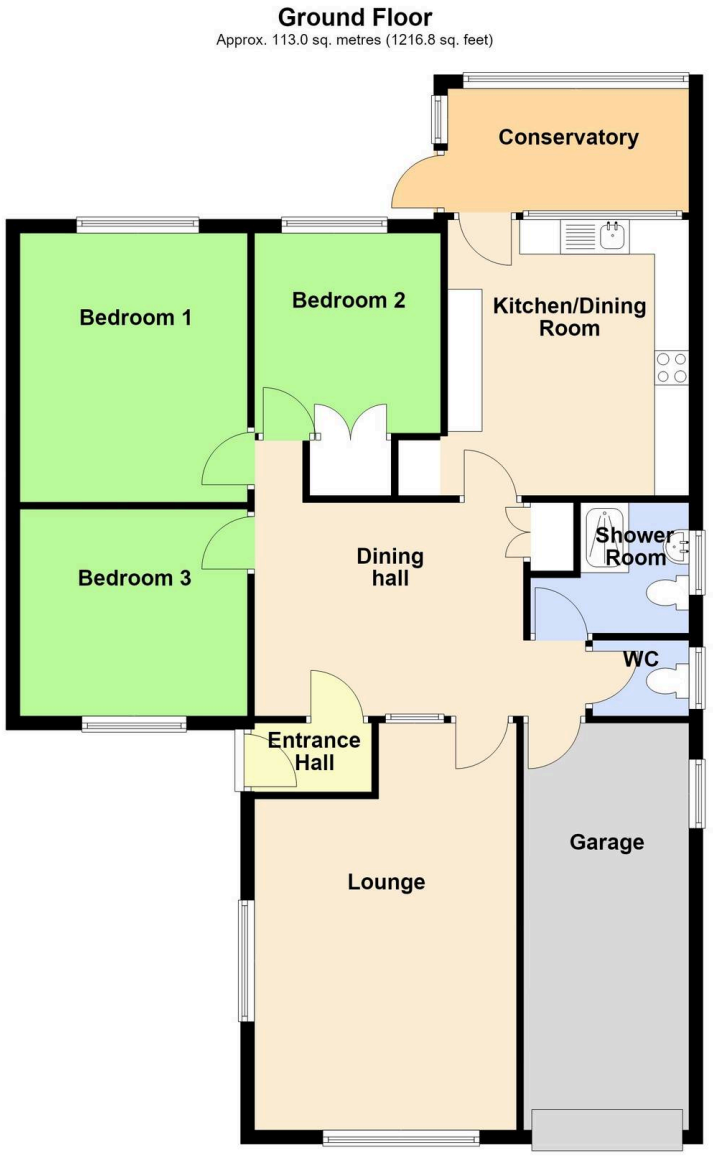
No onward chain. A substantial detached bungalow with three double bedrooms in a convenient location just a short walk to Skegness town centre, Church Farm Museum and doctors surgery. The accommodation comprises entrance porch, spacious central hallway with ample room for a dining table, 20ft dual aspect lounge, modern shower room, separate w.c, and a dining kitchen with conservatory leading off. To the front of the bungalow is a garden area and concrete drive leading to an integral garage and to the rear is a lawned garden. Burlington Road is a "no thru" road. Viewing is essential to appreciate the space this bungalow has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



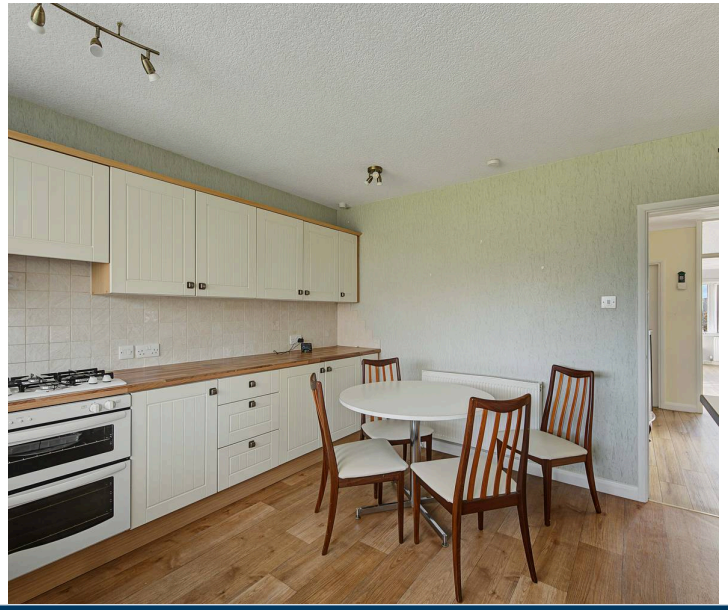
Total area: approx. 113.0 sq. metres (1216.8 sq. feet)

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.

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ACCOMMODATION

ENTRANCE LOBBY
Entrance is on the side elevation via a pvc door with inner glazed door to the:-

DINING HALL
Providing a lovely spacious entrance hall with radiator, double doored built in cupboard, wood effect flooring, and plenty of space for a dining table.

LOUNGE
20' 1" x 13' 0" (6.12m x 3.96m)
With pvc windows to the front and side elevations allowing lots of light to flood in, 2 radiators, wood effect flooring, tiled hearth for an electric fire.

BREAKFAST KITCHEN
13' 3" x 11' 9" (4.04m x 3.57m)
Fitted with a rage of cream base and wall units with wood effect worksurfaces and tiled splashbacks, inset ceramic 1 1/2 bowl sink unit with mixer tap over, built in oven with gas hob over, space and plumbing for washing machine, open displays to one wall with built in wine rack and space for an appliance, spacious built in cupboard, wood effect flooring, radiator, pvc window overlooking and pvc door opening to the:-

CONSERVATORY
Of pvc construction with opaque polycarbonate roof, wood effect flooring, side door opening onto the rear garden.

W.C
With W.C, opaque pvc window to the side elevation, wood effect flooring.

SHOWER ROOM
8' 0" x 6' 8" (2.45m x 2.04m)
With corner shower enclosure, hand basin in a vanity unit, W.C with concealed cistern, opaque pvc window to the side elevation, heated towel radiator, wood effect flooring.

BEDROOM 1
13' 0" x 11' 3" (3.96m x 3.42m)
With pvc window to the rear elevation, radiator.

BEDROOM 2
10' 2" x 9' 10" (3.09m x 3.00m)
With pvc window to the rear elevation, radiator, built in wardrobe.

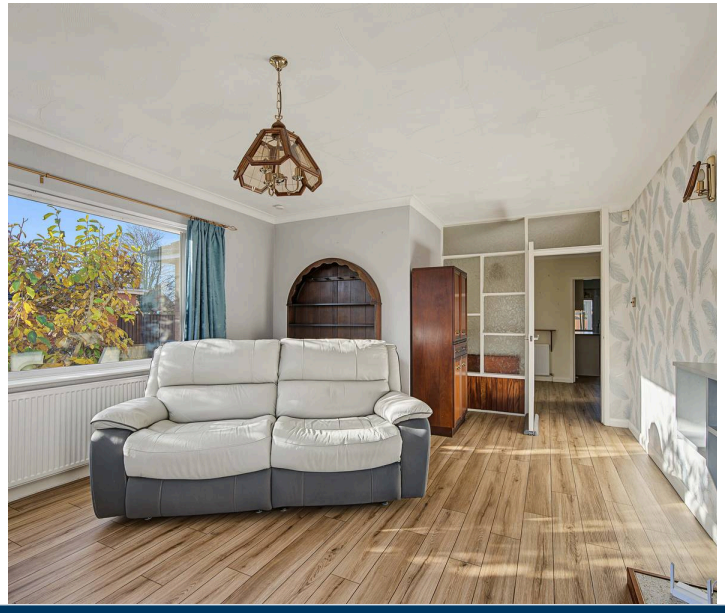
BEDROOM 3
10' 2" x 7' 5" (3.10m x 2.25m)
With pvc window to the front elevation, radiator.

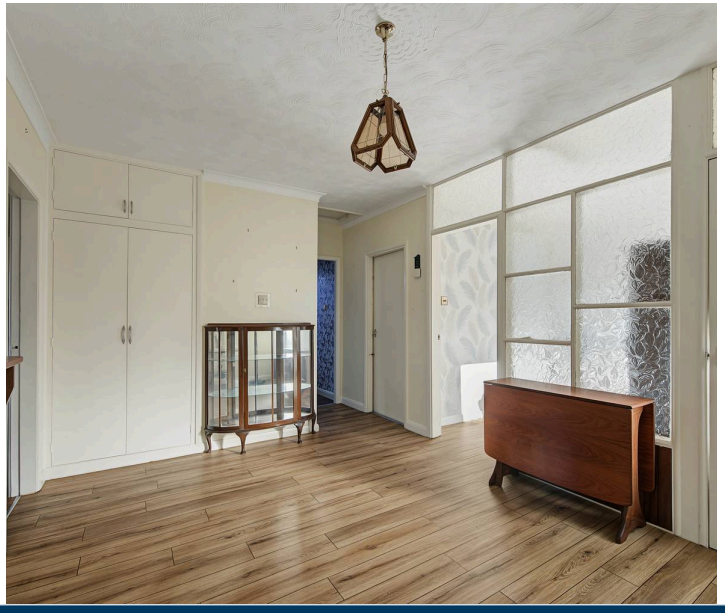
OUTSIDE
To the front is a gravelled garden with inset shrubs and a concrete path leading to the entrance door. A concrete drive to the side provides off street parking and access to the:-

GARAGE
With up and over vehicle door, opaque pvc window to the side elevation, gas central heating boiler, inner door to the dining hall.

REAR GARDEN
A concrete path to the side leads to the rear garden which is mainly lawned with paved patio seating area, flower and shrub borders and a concrete path leading to the bottom of the garden where there is a timber garden shed.











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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 and accompanied by their personnel.

COUNCIL TAX
Charging Authority – East Lindsey District Council
Band C - 2026/27 - £2,061.93

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 of £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.



Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

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