



2a St. Clements Road

Skegness

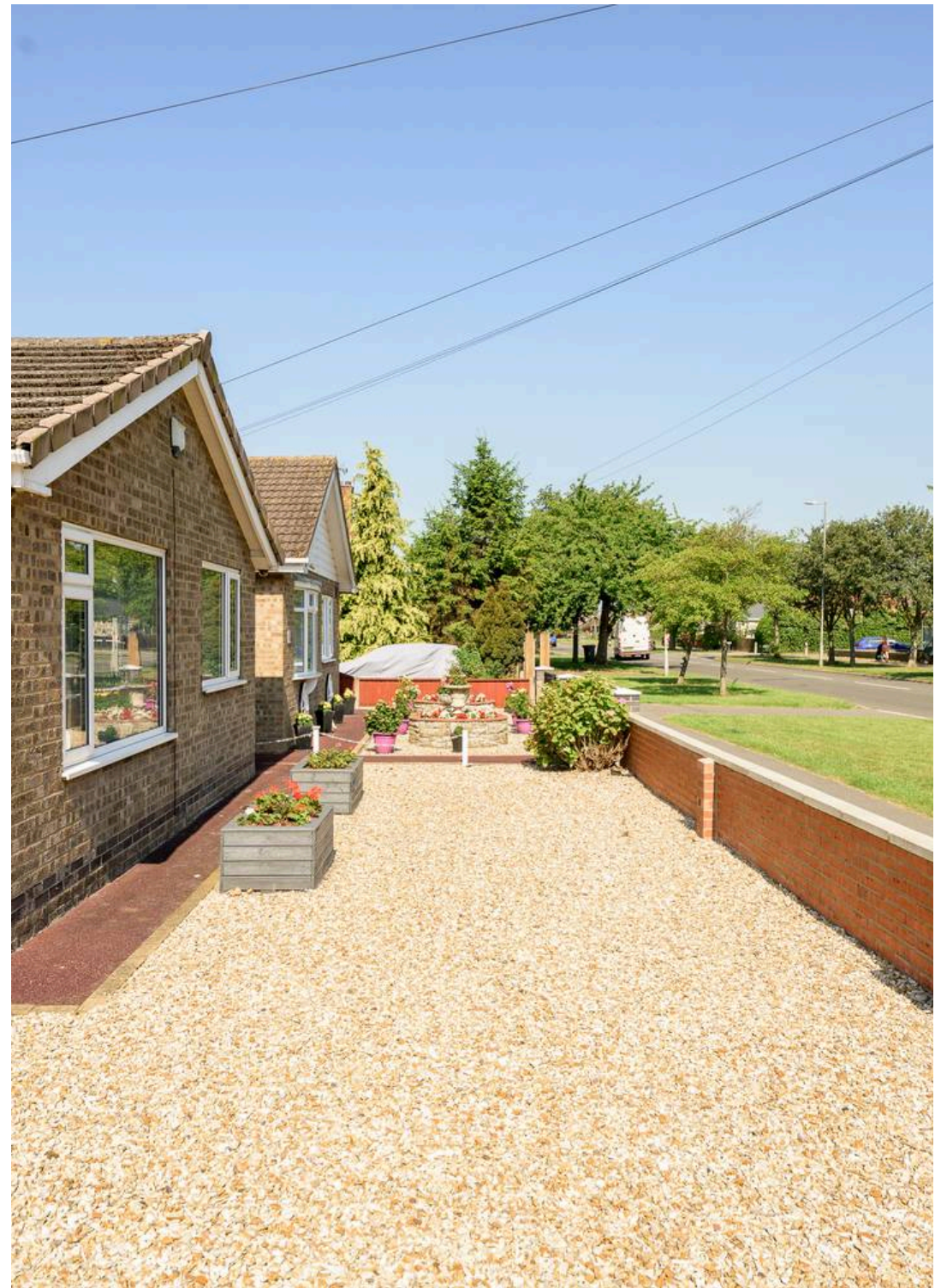
A 2 bedroom detached bungalow close to the town centre situated on a corner plot with drive and Garage. The accommodation comprises Entrance Hall, dual aspect Lounge, Sun Room, modern Kitchen and Shower Room and two double Bedrooms. There are gardens to two sides with a driveway providing off street parking and a 21' Garage with Utility area. EPC Rating D

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





ACCOMMODATION

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

HALLWAY

With radiator, built in cupboard.

LOUNGE

13' 7" x 11' 8" (4.14m x 3.56m)

With pvc windows to the front and side elevations, 2 radiators.

KITCHEN

10' 9" x 9' 11" (3.28m x 3.01m)

Fitted with base and wall units, worksurfaces with matching splashbacks, inset 1 1/2 bowl composite sink unit with mixer tap over, space for oven with chimney extractor above, space for undercounter fridge and freezer, wall mounted gas central heating boiler, pvc window and pvc door to the:-

SUN ROOM

10' 6" x 8' 0" (3.20m x 2.43m)

With pvc patio doors to the front elevation, pvc door to the rear pathway, radiator.

BEDROOM 1

13' 5" x 8' 7" (4.08m x 2.62m)

With pvc window to the front elevation, radiator.

SHOWER ROOM

5' 11" x 5' 5" (1.80m x 1.64m)

Fitted with a shower enclosure with screen door and Mira shower, hand basin in a vanity unit, W.C, with concealed cistern, wet wall panelling, heated towel radiator, pvc window to the side elevation.

BEDROOM 2

10' 0" x 9' 6" (3.06m x 2.90m)

With pvc window to the side elevation, radiator, built in wardrobes with sliding doors.



OUTSIDE

To the front of the bungalow is a pebbled garden with shrub borders and a low brick wall leading round to the side and with path to the entrance door. A rubber driveway leads to the:-

GARAGE

21' 10" x 7' 10" (6.66m x 2.38m)

With up and over vehicle door, window, plumbing for washing machine.

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.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band B - 2026/27 – £1804.19





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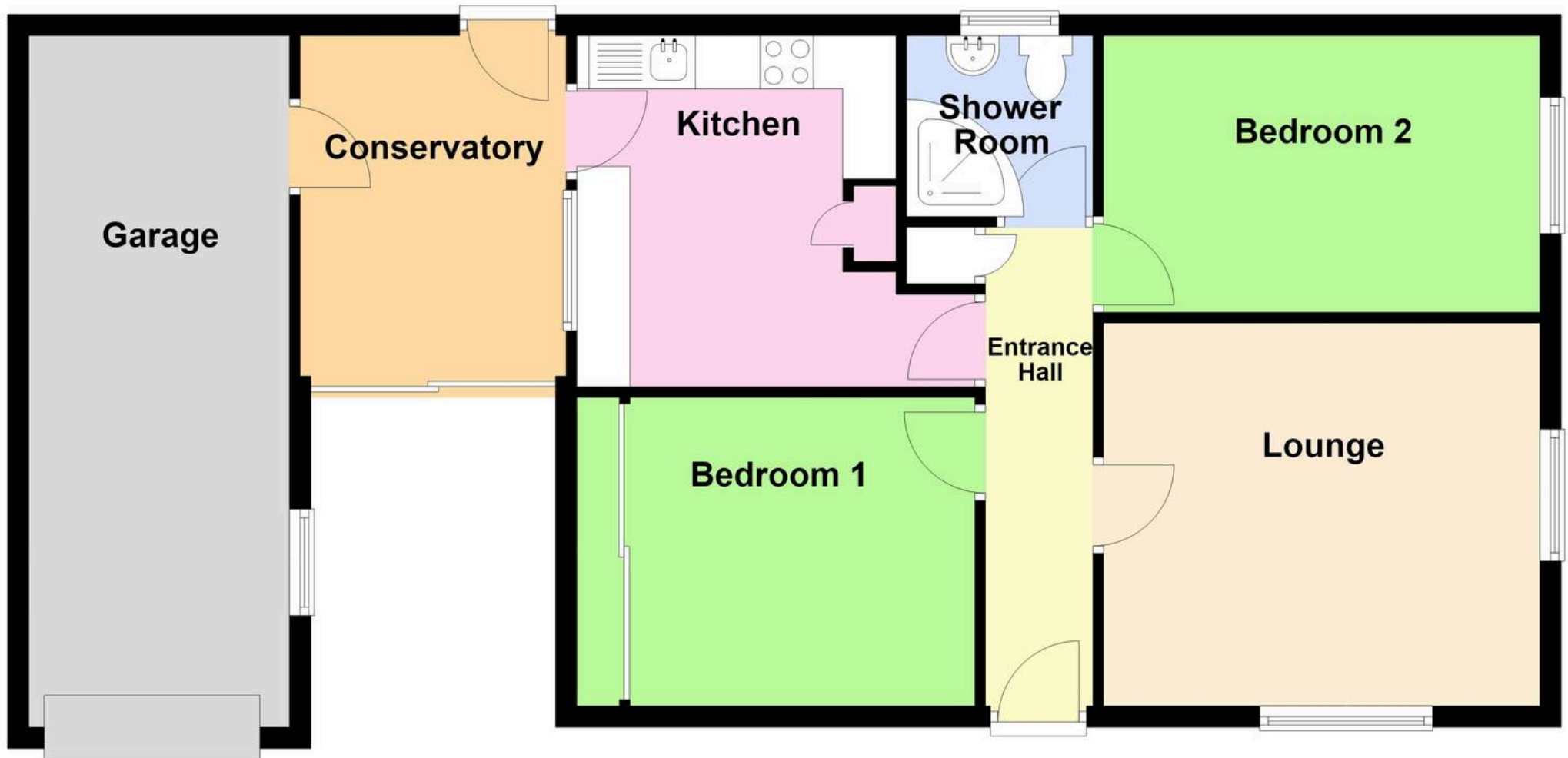
AGENTS NOTES

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Ground Floor

Approx. 81.6 sq. metres (878.1 sq. feet)





Newton Fallowell Estate Agents

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