



43 Sunningdale Drive, Skegness,
Lincs, PE25 1AZ



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£240,000 Freehold



Key Features

- No Chain
- Substantial House
- Close To Beach & Golf Course
- Off Street Parking
- Lounge & Dining Room
- Sitting Room & 23' Conservatory
- Ground Floor Bedroom with En-Suite
- Lower Maintenance Garden
- EPC Rating C





NO CHAIN. A substantial and versatile 5 Bedroom Detached House situated in a popular residential location just a short walk to North Shore Golf Course, town centre and the beach. The accommodation comprises Porch, Entrance Hall, Lounge, Dining Room, Sitting Room, 23ft Conservatory, Kitchen, ground floor Bedroom and Shower Room. To the first floor are 4 further Bedrooms, a family Bathroom and separate W.C. The gardens are set out for lower maintenance with the front being gravelled for off street parking. The property benefits from gas central heating and pvc double glazing. EPC Rating C

LOCATION

Entrance is on the front elevation via a pvc double glazed PORCH with an inner glazed door and side screens to the:-

RECEPTION HALL

With pvc window to the side elevation, radiator, stairs to first floor with cupboard under.

LOUNGE

4.17m x 3.77m (13'8" x 12'5")
With walk in pvc bay window to the front elevation, radiator, wall and ceiling light points, decorative fireplace.

DINING ROOM

4.41m x 3.28m (14'6" x 10'10")
With built in cupboards to the chimney breast recesses (one housing the gas central heating boiler), radiator, arched opening to the:-

SITTING ROOM

3.95m x 3.72m (13'0" x 12'2")
With wall light points, radiator, pvc patio doors opening to the:-

CONSERVATORY

7.11m x 3.96m (23'4" x 13'0")
Of pvc construction with opaque polycarbonate pitched roof, tiled floor, pvc french doors to the garden, air conditioning unit, pvc french doors opening to the:-

KITCHEN

4.25m x 2.78m (13'11" x 9'1")
Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, 1 1/4 bowl ceramic sink unit with mixer tap over, space for a range cooker with extractor hood above, space and plumbing for washing machine and dishwasher, 2 pvc windows to the side elevation.

BEDROOM 5

3.96m x 3.48m (13'0" x 11'5")
With radiator, pvc french doors opening to the Conservatory, door to:-

EN-SUITE SHOWER ROOM

With tiled shower enclosure with electric shower, W.C, hand basin in a vanity unit, opaque pvc window to the side elevation, radiator.

1ST FLOOR LANDING

With access to roof space, radiator.

BEDROOM 1

3.53m x 3.53m (11'7" x 11'7")
With pvc window to the front elevation, radiator, built in wardrobes with overbed lockers and bedside drawers.

BEDROOM 2

3.49m x 3.27m (11'6" x 10'8")
With pvc patio doors opening onto a flat roof balcony, built in wardrobes to one wall, radiator.

BEDROOM 3

3.43m x 1.98m (11'4" x 6'6")
With pvc window to the front elevation, radiator.





BEDROOM 4

2.81m x 2.18m (9'2" x 7'2")

With pvc window to the side elevation, radiator.

BATHROOM

2.81m x 1.93m (9'2" x 6'4")

Fitted with a bath with tiled surround, large shower enclosure with screen door and triton shower, hand basin in a vanity unit, W.C, tiled walls, ladder towel radiator, opaque pvc window.

W.C

With W.C, wall tiling to half height, tiled floor, opaque pvc window to the rear elevation.

OUTSIDE

To the front the property is gravelled for parking.

Gated paths to either side of the house lead around to the rear garden which is set out for lower maintenance with paved sun terrace, decked areas, gravelled area, timber garden sheds.



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 - 2025/26 - £1992.43

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.





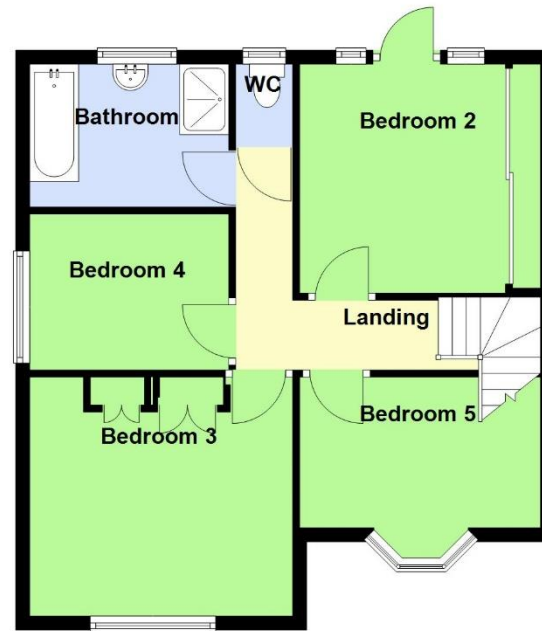
Ground Floor

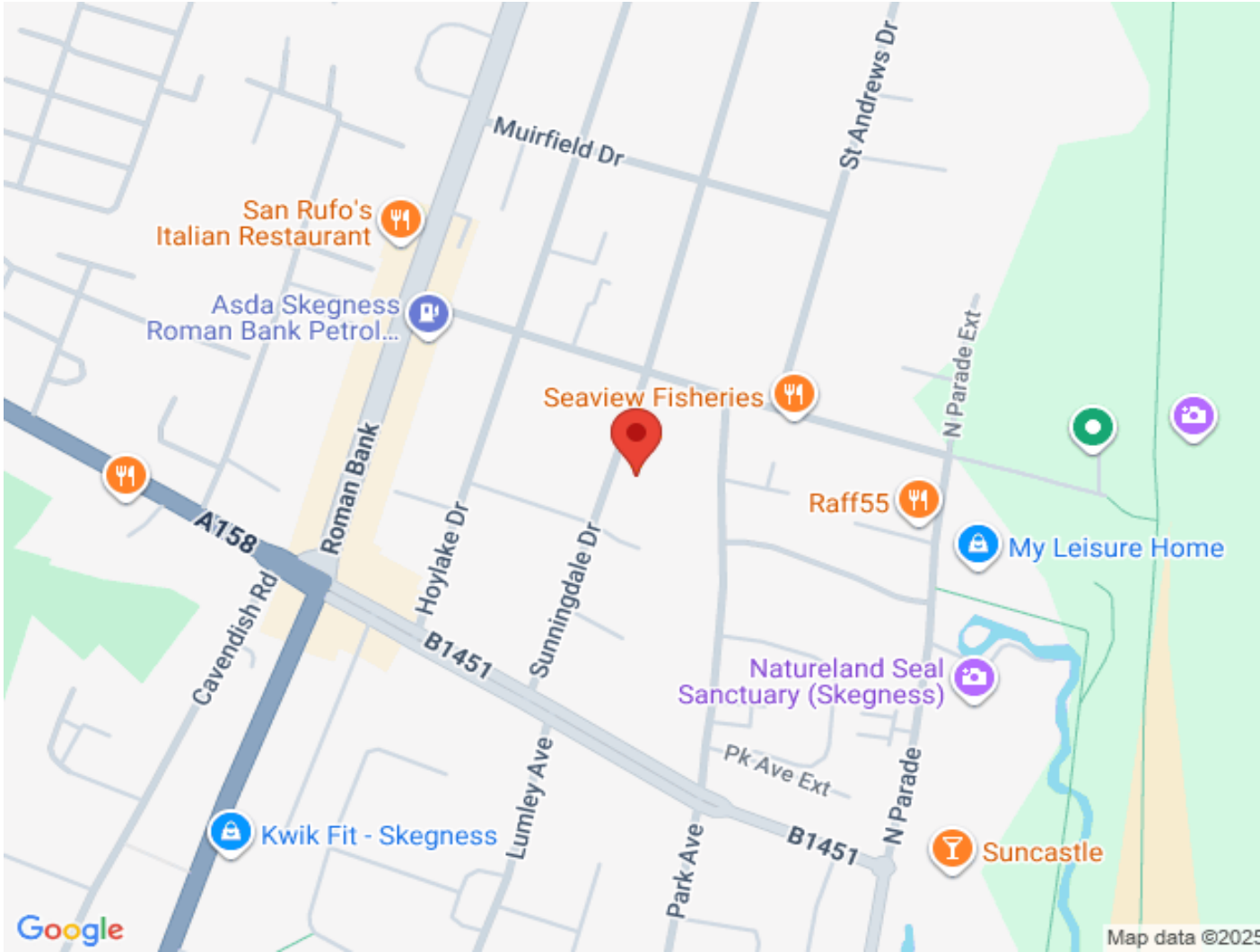
Approx. 120.2 sq. metres (1293.6 sq. feet)



First Floor

Approx. 52.4 sq. metres (563.9 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		