



 **NEWTON**  
**FALLOWELL**

36 Winston Drive, Skegness – PE25 2RE  
£210,000

## 36 Winston Drive

Skegness, PE25 2RE

NO CHAIN. A 2 Bedroom Detached Bungalow with Garage. With Hallway, Kitchen, Lounge, Conservatory and Bathroom. Front and Rear Gardens and Driveway providing parking. Pvc double glazing and gas central heating.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





## ACCOMMODATION

### HALL

With composite door, radiator, access to loft space, 2 built in storage cupboards.

### KITCHEN

11' 5" x 7' 11" (3.47m x 2.42m)

With wall and base units, worksurfaces and tiled splashbacks, built in oven with electric hob and extractor fan above, stainless steel sink unit with mixer tap, space for fridge freezer, plumbing for washing machine, radiator, tiled floor, pvc window to the front elevation and pvc door to the side elevation.

### BEDROOM 2

11' 1" x 8' 11" (3.38m x 2.73m)

(Currently used as a Dining Room). With pvc window to the front elevation, radiator.

### BATHROOM

6' 9" x 5' 7" (2.07m x 1.71m)

With corner shower enclosure with Triton electric shower, pedestal wash basin, WC, tiled walls and floors, radiator, opaque window to the side elevation.

### BEDROOM 1

12' 7" x 9' 4" (3.84m x 2.85m)

With pvc window to the rear elevation, radiator.

### LOUNGE

15' 1" x 11' 5" (4.59m x 3.49m)

With coal effect electric fire place with surround, radiator, pvc french doors into:-

### CONSERVATORY

Of pvc construction, pvc french doors leading into the rear garden.



## OUTSIDE

The front garden has paths leading to the front door, gate and Garage, with stone chippings and shrubbery. A gate to the side leads to the rear garden with paths leading all around, Shed.

## GARAGE

16' 7" x 8' 0" (5.06m x 2.45m)

With up and over vehicle door, light and power and pvc door to the rear elevation.

## 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 B - 2025/26 - £1,712.33





#### **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, 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.





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## Ground Floor

Approx. 66.6 sq. metres (717.4 sq. feet)





## Newton Fallowell Estate Agents

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