NEWTON FALLOWELL

13 Norwood Road, Skegness - PE25 3AD

£230,000

13 Norwood Road

Skegness

NO CHAIN. A well presented 2/3 Bedroom detached bungalow located in the popular "Seacroft" area of Skegness just a short walk to the beach and the Golf Course. The accommodation comprises Entrance Hall, Lounge, Sun Room, Dining Kitchen, Study/Bedroom 3 and a stylishly fitted Bathroom. There are front and rear gardens, driveway providing off road parking and a Garage. The property benefits from pvc double glazing and gas central heating. Viewing is highly recommended. EPC Rating D

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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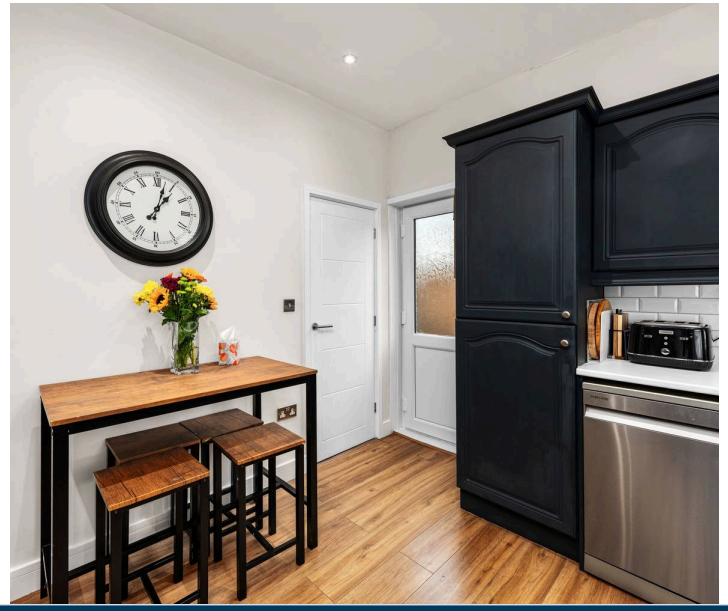


ACCOMMODATION
Entrance is on the front elevation via a OPEN PORCH with composite entrance door to the:-

ENTRANCE HALL
With access to roof space with pull down ladder, wood effect flooring.

DINING KITCHEN
12' 8" x 10' 5" (3.86m x 3.17m)
Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset sink unit with mixer tap over, space for oven with stainless steel chimney style extractor hood above, space and plumbing for washing machine and dishwasher, space for fridge freezer, wood effect flooring, two pvc windows to the front elevation, pvc door to the side elevation, door to:-

PANTRY
With wall mounted gas central heating boiler, space for dryer, pvc window to the side elevation.

LOUNGE
18' 5" x 10' 9" (5.62m x 3.28m)
With pvc windows to the side and rear elevations, wall mounted T.V point, radiator, door to:-

SUN ROOM
9' 0" x 4' 4" (2.75m x 1.31m)
With pvc door and full height side screens opening to the rear garden, wood effect flooring.

BEDROOM 1
15' 0" x 10' 6" (4.57m x 3.20m)
With pvc window to the rear elevation, built in wardrobes with overbed storage, radiator, wood effect flooring, wall mounted T.V point.

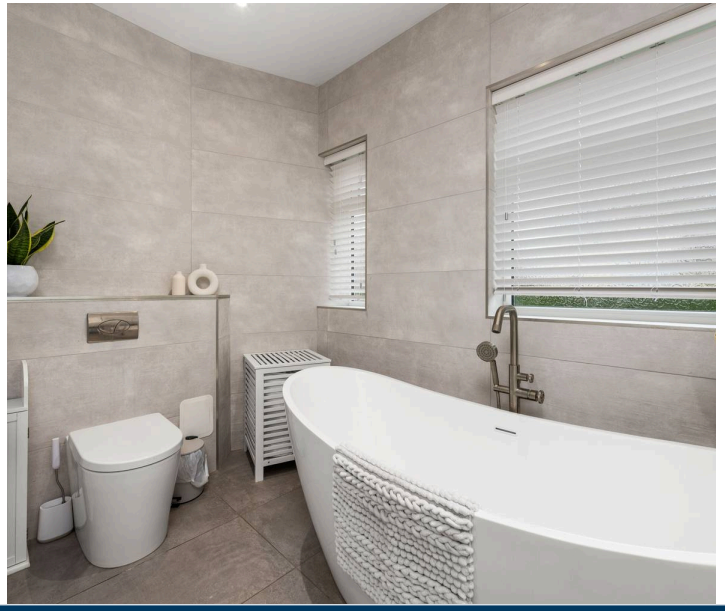
BEDROOM 2
11' 5" x 9' 3" (3.48m x 2.81m)
With pvc window to the side elevation, radiator.

BATHROOM
10' 11" x 10' 4" (3.32m x 3.14m)
Beautifully fitted with a free standing bath with pillar tap and hand held shower attachment, wall mounted vanity unit with inset hand basin and illuminated mirror above, W.C with concealed cistern, walk in shower enclosure with direct shower and glass screen, tiled walls and floor, heated towel radiator, 2 pvc windows to the front elevation.

STUDY / BEDROOM 3
7' 1" x 6' 5" (2.17m x 1.96m)
With pvc window to the front elevation, radiator, wood effect flooring.

OUTSIDE
To the front is a lawned garden bordered by a hedge with handgate. Steps or a ramped entrance lead upto the front door. A tarmac drive provides off street parking and gives access to the:-

GARAGE
16' 1" x 10' 5" (4.90m x 3.17m)
With up and over vehicle door, window to the rear elevation. A hand gate opens onto the rear lawned garden with shrub beds, paved seating area adjacent to the Sun Room and a gravelled seating area to the rear of the garden which extends behind the Garage.

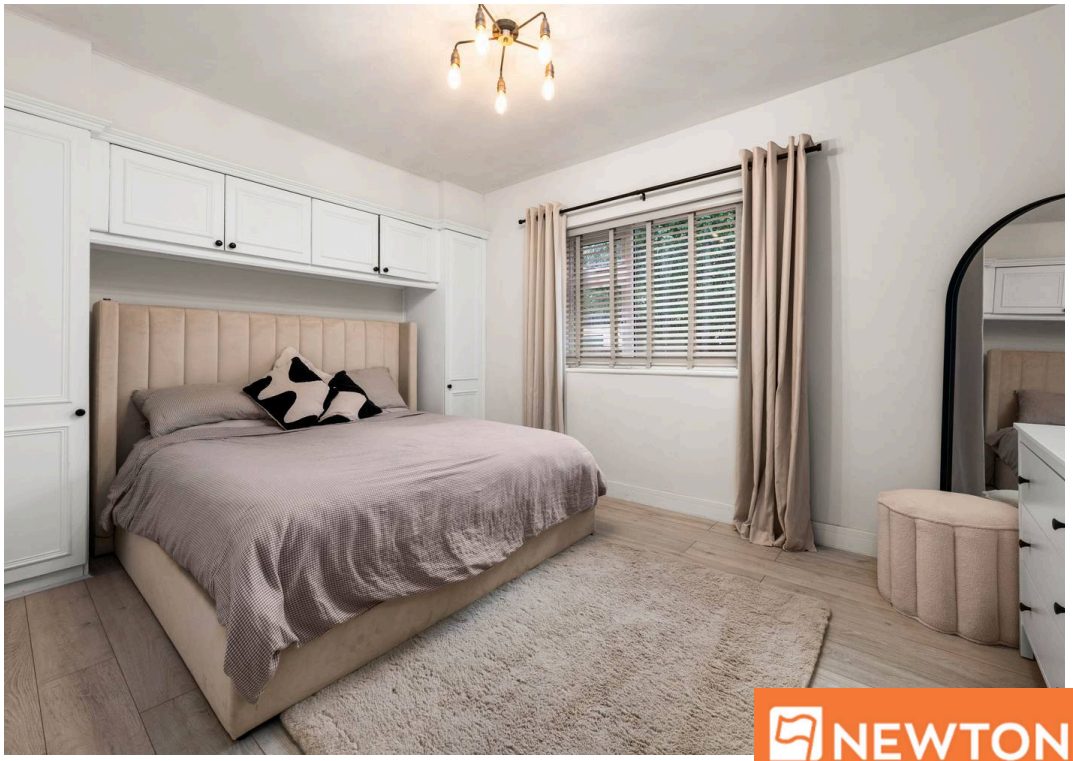


TENURE
Freehold.

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.

INCLUSIONS
Furnishing contents may be available by separate negotiation.

COUNCIL TAX
Charging Authority – East Lindsey District Council
Band C - 2025/26 - £1,992.43



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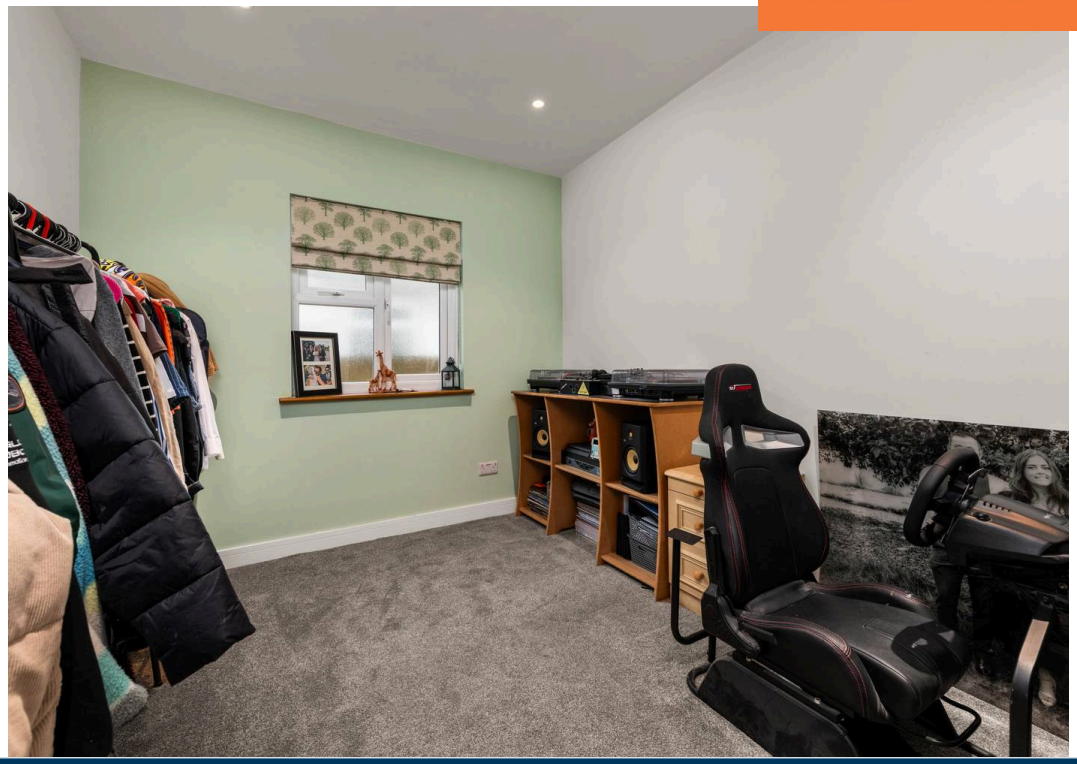

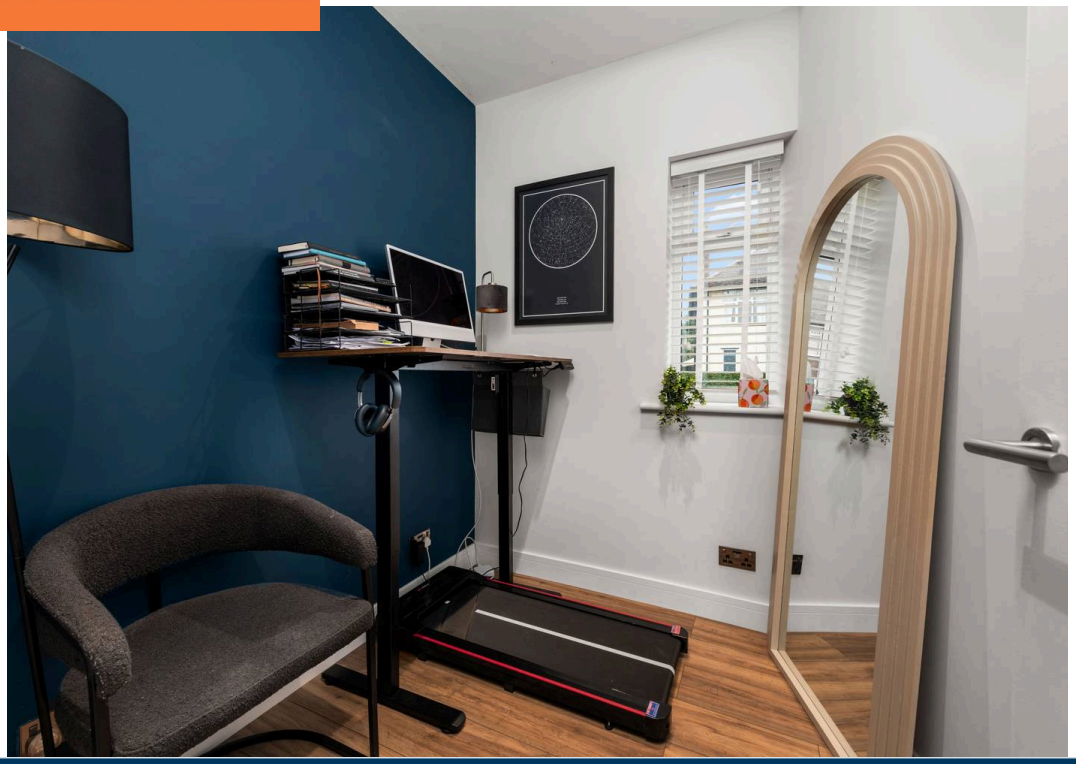

Ground Floor

Approx. 85.6 sq. metres (921.6 sq. feet)

Total area: approx. 85.6 sq. metres (921.6 sq. feet)

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.

ANTI MONEY LAUNDERING REGULATIONS

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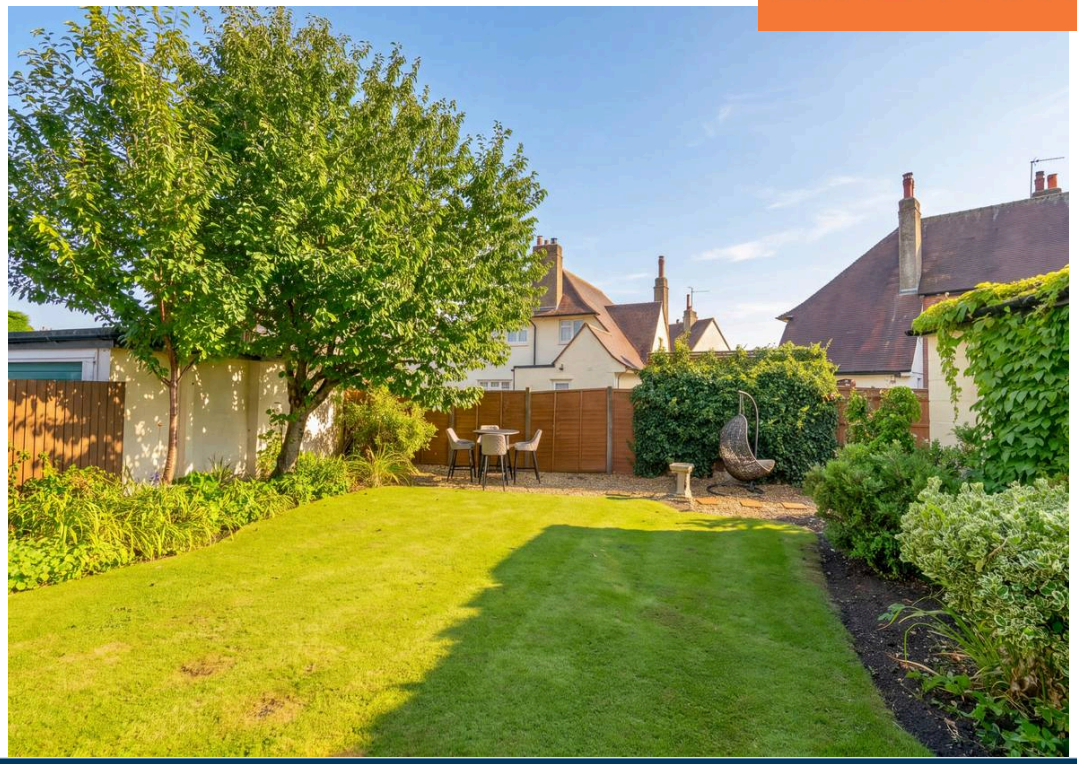

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