



13 Derby Avenue, Skegness,  
Lincs, PE25 3DH



4



2



3

£365,000

Freehold



## Key Features

- No Chain
- Beautiful & Spacious
- Popular Seacroft Area
- Close To Beach
- Lounge, Dining Room & Study
- Fitted Kitchen, Utility & Garden Room
- 4 Double Bedrooms
- 2 Bathrooms (potential en-suite)
- Drive & Double Garage
- EPC Rating D





**NO CHAIN.** A beautiful and spacious 4 Bedroom Detached House situated in the popular "Seacroft" area of Skegness just a short walk to the beach and being convenient for the local shops, Golf Course and Gibraltar Point Nature Reserve. The well proportioned accommodation comprises Open Verandah, Entrance Porch, Hall, W.C, Lounge, Dining Room and Study. Lovely fitted Kitchen with Utility Room and a Garden Room. To the first floor are 4 Double Bedrooms and good sized family Bathroom and a second Bathroom perfectly located to create an En-Suite. A drive leads to the a Double Garage and a well set out low maintenance enclosed rear garden. Viewing is essential to appreciate the space and character. EPC Rating D

#### ACCOMMODATION

Entrance is on the side elevation via a covered verandah to the:-

#### PORCH

With pvc entrance door, pvc windows, tiled floor, door to Study and door to the the:-

#### HALLWAY

With stairs to first floor, radiator, decorative coving and picture rail.

#### OFFICE 4.17m x 3.15m (13'8" x 10'4")

With pvc windows to the front and side elevations, radiator, door to the Lounge.

#### CLOAKROOM

With W.C, hand basin in a vanity unit, tiled walls, pvc window to the rear elevation.

#### LOUNGE 4.67m x 4.6m (15'4" x 15'1")

With walk in pvc bay window to the front elevation, wooden fireplace surround with tiled back and hearth, decorative coving and picture rail, radiator.



#### DINING ROOM 4.66m x 4.6m (15'4" x 15'1")

With walk in pvc bay window to the front elevation, wooden fireplace surround with inset electric fire, decorative coving and picture rail, traditional style radiator.

#### KITCHEN 6.56m x 2.86m (21'6" x 9'5")

Beautifully fitted with a range of white shaker style cabinets with black quartz worksurfaces and matching upstands, double Belfast sink unit with mixer tap over, glazed display cabinets, larder units housing a double oven, inset hob with extractor canopy above, wine cooler, space for slimline dishwasher, island unit with seating for 4, pvc windows to the side elevation, concealed wall mounted Worcester gas central heating boiler, PANTRY, door to Garden Room and door to:-

#### UTILITY ROOM 2.31m x 1.87m (7'7" x 6'1")

With cabinets and worksurfaces to match the kitchen, plumbing for washing machine, space for dryer, plumbing for a large fridge freezer, sink unit, window overlooking the garden room, pvc door to the rear garden.

#### GARDEN ROOM 3.5m x 3.37m (11'6" x 11'1")

With pvc windows to two sides and pvc french doors with side screens opening onto the rear garden,

#### 1ST FLOOR LANDING

With access to boarded roof space, 2 wooden windows.

#### FAMILY BATHROOM 3.83m x 2.59m (12'7" x 8'6")

Fitted with a panelled bath, pedestal hand basin, W.C, large curved shower enclosure with Triton electric shower and screen door, built in airing cupboard, part tiled walls, tiled floor, opaque pvc window to the side elevation.

#### BEDROOM 1 4.58m x 3.68m (15'0" x 12'1")

With pvc oriel window to the front elevation and further pvc window to the side elevation, radiator.

#### BATHROOM 2 (POTENTIAL EN-SUITE) 2.08m x 1.97m (6'10" x 6'6")

Fitted with a panelled bath, pedestal hand basin, W.C, corner entry shower enclosure with Triton electric shower and screen door, part tiled walls, tiled floor, opaque pvc window to the side elevation.







**BEDROOM 2** 4.67m x 3.67m (15'4" x 12'0")

With pvc oriel window to the front elevation and further pvc window to the side elevation, radiator.

**BEDROOM 3** 3.51m x 3.42m (11'6" x 11'2")

With 3 wooden windows to the front, side and rear elevations, pedestal hand basin, radiator.

**BEDROOM 4** 4.77m x 2.92m (15'7" x 9'7")

With wooden windows to the side and rear elevations, pedestal hand basin, radiator, access to roof space.

**OUTSIDE**

To the front is a mature hedge and lawned garden with shrub borders.

Double vehicle gates open onto a gravelled drive providing off road parking and access to the:-

**DOUBLE GARAGE** 5.18m x 4.88m (17'0" x 16'0")

With electric vehicle door, window and door to the rear.

Double gates to the side of the garage lead to a lovely enclosed rear garden which is set out for lower maintenance with a block paved sitting area with steps upto the Garden Room, gravelled areas, mature trees and shrub borders, Greenhouse and screened area with timber garden shed.



## 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 E - 2025/26 - £2,739.59

## 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. The cost of these checks is £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.

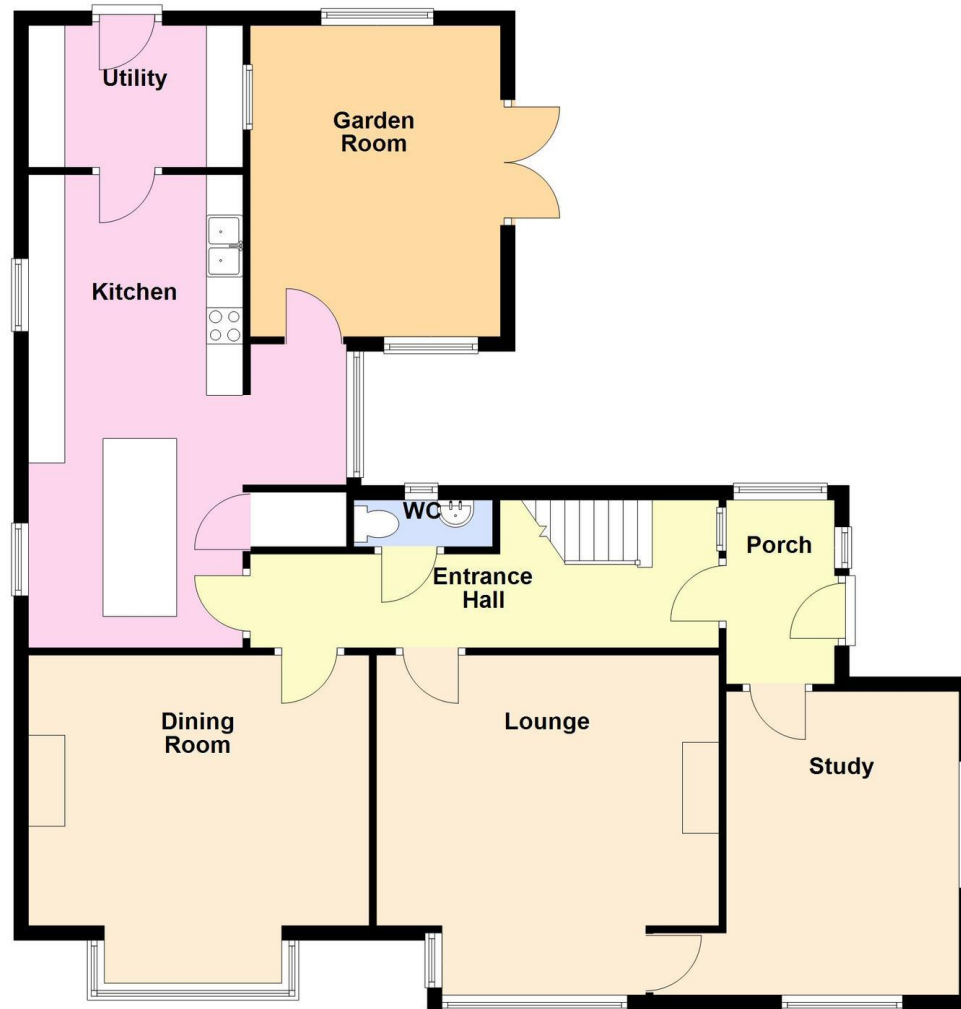






### Ground Floor

Approx. 116.8 sq. metres (1256.8 sq. feet)

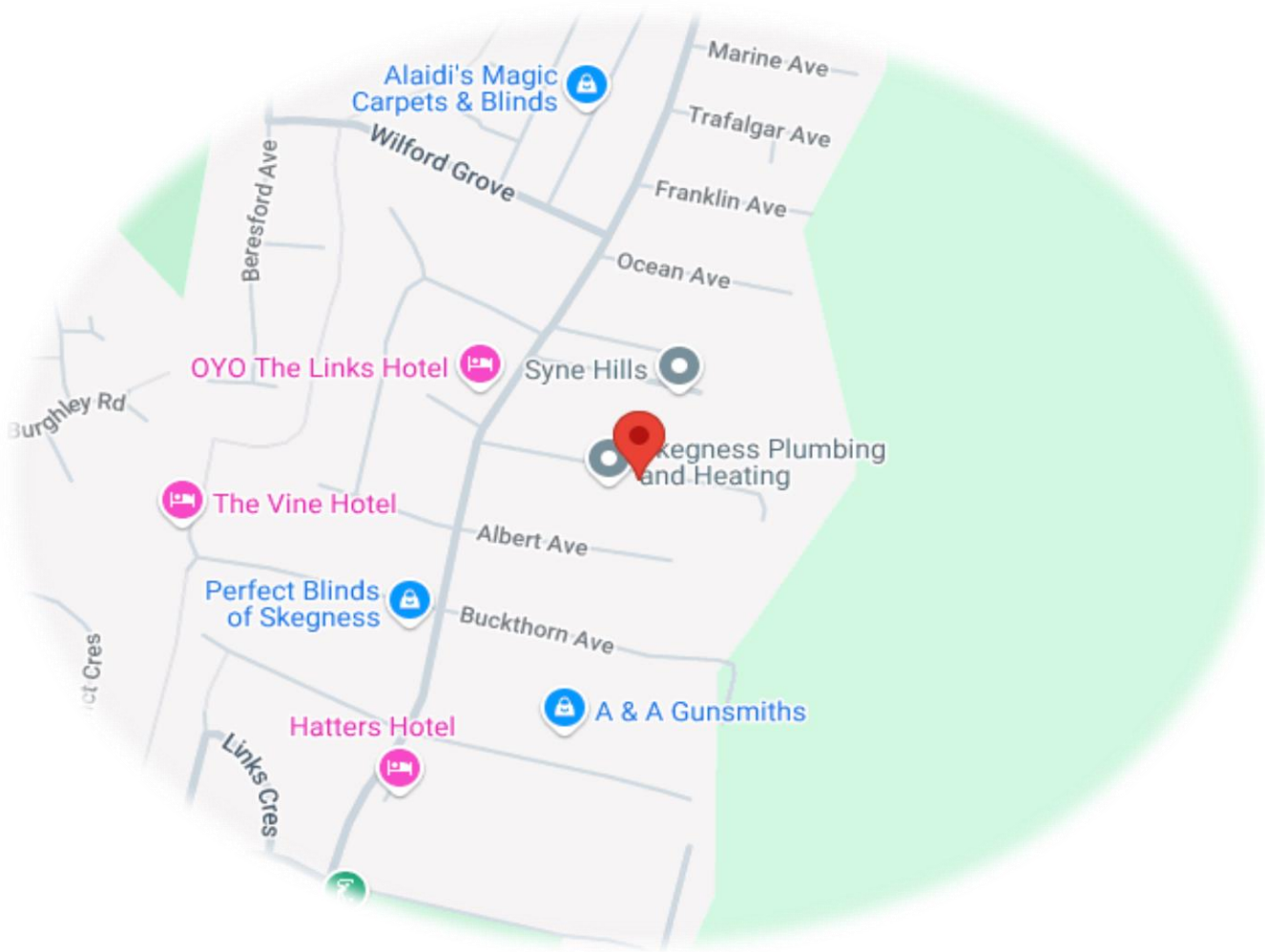


### First Floor

Approx. 95.3 sq. metres (1026.1 sq. feet)



Total area: approx. 212.1 sq. metres (2282.8 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		