





# 10a Church Lane

## Skegness

A spacious and well presented 3 Bedroom Detached Bungalow in a cul-de-sac location convenient for local facilities, the beach and North Shore Golf Course and being just a short drive away to the popular coastal resort of Skegness. Internally the accommodation comprises of a spacious Entrance Hall, fitted Kitchen, Lounge Diner, 2nd Sitting Room with roof lantern, Master Bedroom with En-Suite and further Bathroom. There are gravelled front gardens for lower maintenance with a concrete drive providing ample parking, a double Garage and a lawned rear garden. The property benefits from gas central heating and pvc double glazing. EPC Rating C  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

### 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







## ACCOMMODATION

Entrance is on the front elevation via covered Verandah with arched double doors leading to the:-

## ENTRANCE HALL

Providing a spacious and welcoming entrance with built in cupboard housing the Worcester gas combination central heating boiler (new 2022), two radiators, 2 arched pvc windows to the front elevation.

## KITCHEN

10' 1" x 9' 10" (3.08m x 3.00m)

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, built in oven with 4 ring gas hob and extractor fan above, space and plumbing for washing machine and dishwasher, space for fridge freezer, under cabinet lighting, arched pvc window to the front elevation, hatch to:-

## LOUNGE DINER

13' 9" x 12' 0" (4.19m x 3.66m)

With radiator, T.V aerial point, sliding patio doors opening to the:-

## LIVING ROOM

12' 11" x 11' 11" (3.93m x 3.62m)

With feature tinted roof lantern, pvc windows to the side and rear elevation, patio doors opening onto the rear garden, radiator, wall mounted T.V point.

## INNER HALL

With radiator.

## BEDROOM 1

15' 2" x 11' 5" (4.63m x 3.49m)

With pvc sliding patio doors opening onto the front garden, pvc window to the side elevation, radiator, access to roof space, door to:-



**EN-SUITE BATHROOM**

10' 6" x 6' 6" (3.19m x 1.97m)

Fitted with a panelled bath with mixer tap over, shower enclosure with mixer shower, W.C, hand basin in a vanity unit, extractor fan, 2 heated towel radiators, tiled walls.

**BEDROOM 2**

11' 9" x 11' 7" (3.59m x 3.54m)

With pvc window to the rear elevation, built in mirror fronted wardrobes to one wall, radiator.

**BEDROOM 3**

10' 2" x 6' 5" (3.11m x 1.96m)

With arched pvc window to the front elevation, radiator.

**BATHROOM**

8' 1" x 7' 3" (2.47m x 2.22m)

With panelled bath with mixer tap over, pedestal hand basin, W.C, radiator, tiled walls.

**OUTSIDE**

The property is accessed via a shared driveway between No. 6 & 12 Church Lane serving 5 properties. To the front of White Columns is a gravelled garden bordered by a low picket fence and a path leading to the front door. A concrete drive to the side provides ample parking and access to the:-

**DOUBLE GARAGE**

18' 0" x 16' 11" (5.49m x 5.16m)

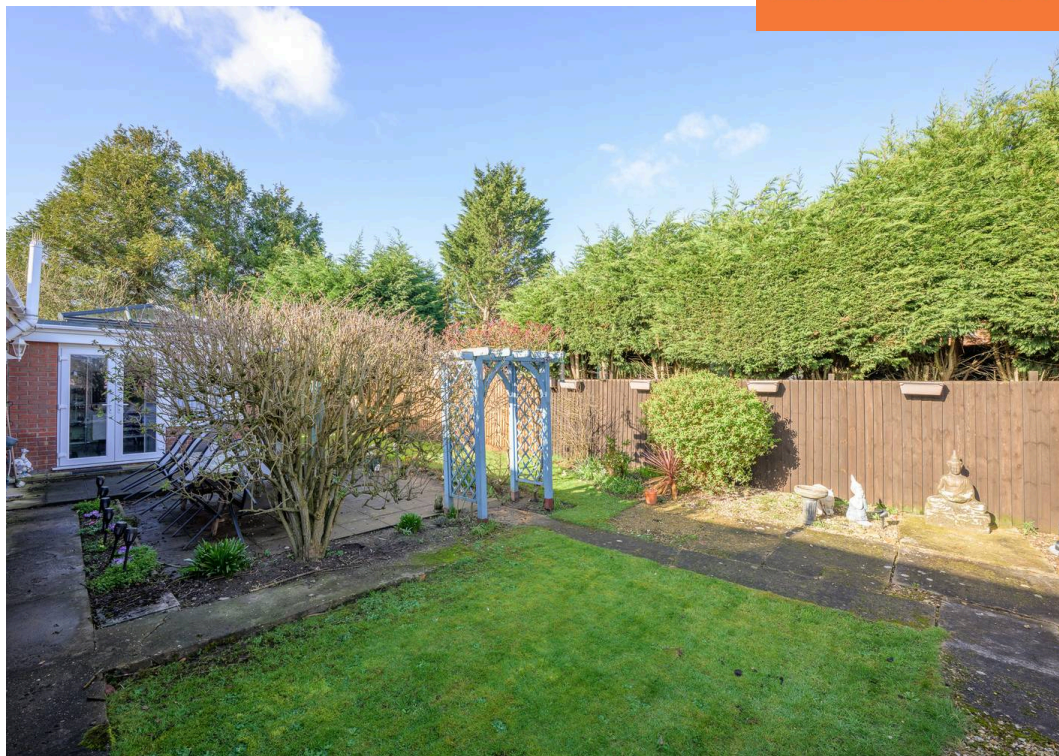
Of brick construction with a pitched tile roof, electric vehicle door, light and power connected. A picket fence with handgate opens onto the rear garden which is mainly lawned with paved patio area and garden borders,







 **NEWTON FALLOWELL**









**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**

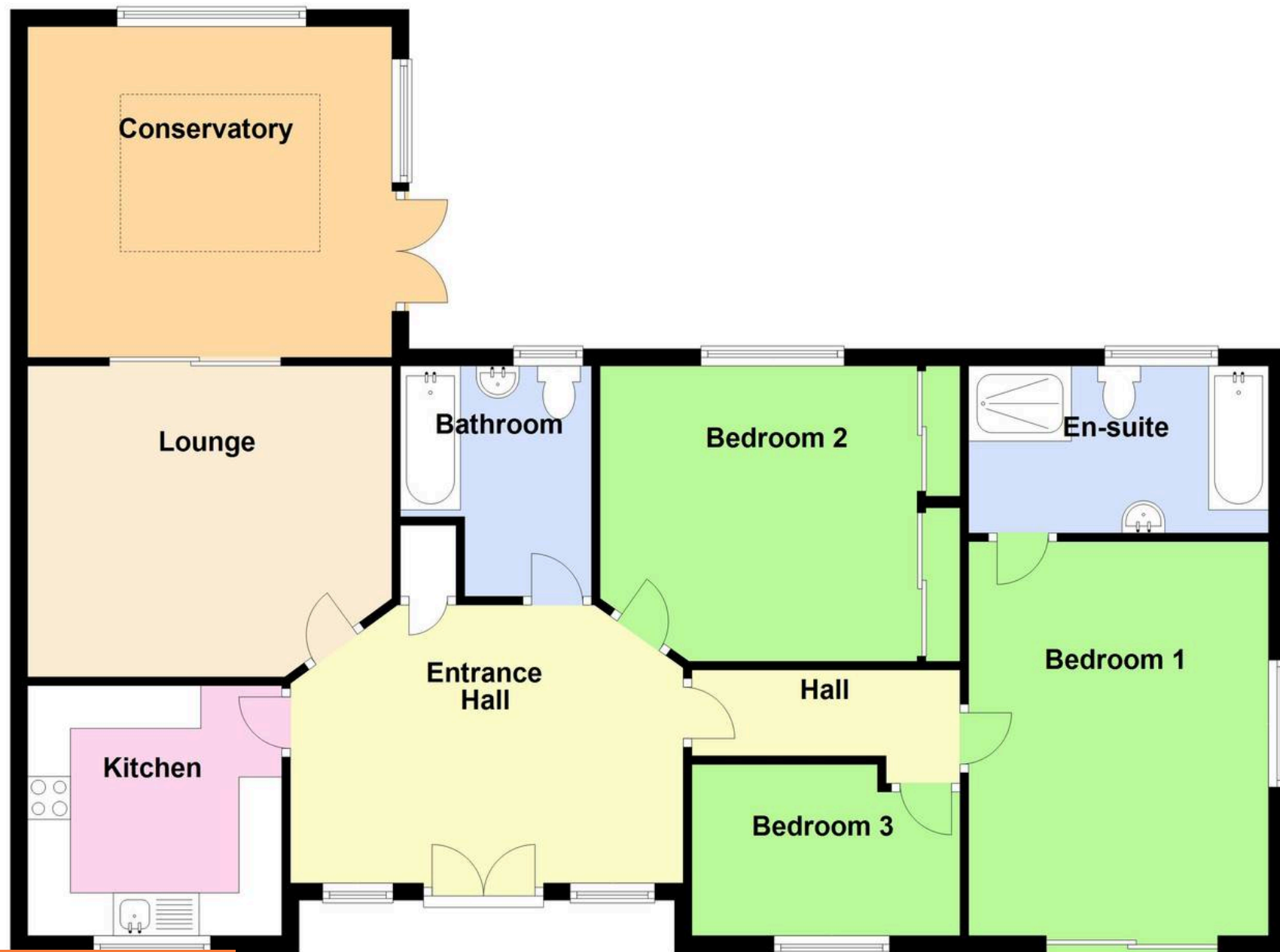
Charging Authority – East Lindsey District Council Band C  
- 2025/26 - £1,992.43

**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.

## Ground Floor

Approx. 110.2 sq. metres (1186.0 sq. feet)







## Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • [skegness@newtonfallowell.co.uk](mailto:skegness@newtonfallowell.co.uk) • [www.newtonfallowell.co.uk/skegness](http://www.newtonfallowell.co.uk/skegness)

