NEWTON FALLOWELL

1 Mulberry Way, Skegness - PE25 1GD

£190,000

1 Mulberry Way

Skegness

No Chain. A two bedroom detached bungalow on a pleasant corner plot situated within the popular Lumley Fields Estate convenient for shops, schools and doctors. The accommodation comprises Entrance Hall, Kitchen, Lounge opening to a Dining Room (potential 3rd Bedroom), Bathroom and Master Bedroom with En-Suite. There are gardens to the front, side and rear, a block paved drive with EV charger and Garage. The property benefits from gas central heating. EPC Rating C.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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ACCOMMODATION
Entrance is on the front elevation via an open porch with composite door opening to the:-

ENTRANCE HALL
With 2 built in cupboards, access to roof space.

KITCHEN
10' 8" x 8' 7" (3.24m x 2.61m)
Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset sink unit with mixer tap over, built under oven with 4 ring gas hob and extractor canopy above, integrated fridge freezer, integrated washing machine, tiled floor, pvc window to the front elevation.

LOUNGE
13' 0" x 12' 6" (3.95m x 3.80m)
With radiator, pvc french doors to the rear garden and opening to the:-

DINING ROOM / POTENTIAL 3RD BEDROOM
9' 1" x 7' 11" (2.76m x 2.41m)
With pvc window to the rear elevation, radiator and door to the hallway. The agents note the potential to create a third bedroom by blocking up the opening from the Lounge.

BATHROOM
6' 8" x 6' 6" (2.04m x 1.99m)
With panelled bath with shower and screen over, W.C, pedestal hand basin, tiled walls and floor, extractor fan, pvc window to the side elevation.

BEDROOM 1
14' 10" x 8' 5" (4.52m x 2.56m)
With pvc window to the front elevation, radiator, built in wardrobes to one wall forming a bed recess with overhead lockers and bedside cabinets.

EN-SUITE SHOWER ROOM
8' 4" x 5' 9" (2.53m x 1.75m)
With shower enclosure with folding screen door, pedestal hand basin, W.C, tiled walls and floor, ladder style radiator, extractor.

BEDROOM 2
12' 7" x 8' 4" (3.83m x 2.54m)
With pvc window to the rear elevation, radiator.

OUTSIDE
To the front and side of the property are lawned gardens with shrub beds, block paved paths and a block paved drive with EV charger provides access to the Garage. A gate leads around to the enclosed rear garden which includes a paved patio seating area, lawn and timber garden shed.

GARAGE
With electric vehicle door, gas central heating boiler, light and power connected.

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 - 2026/27 - £1804.19

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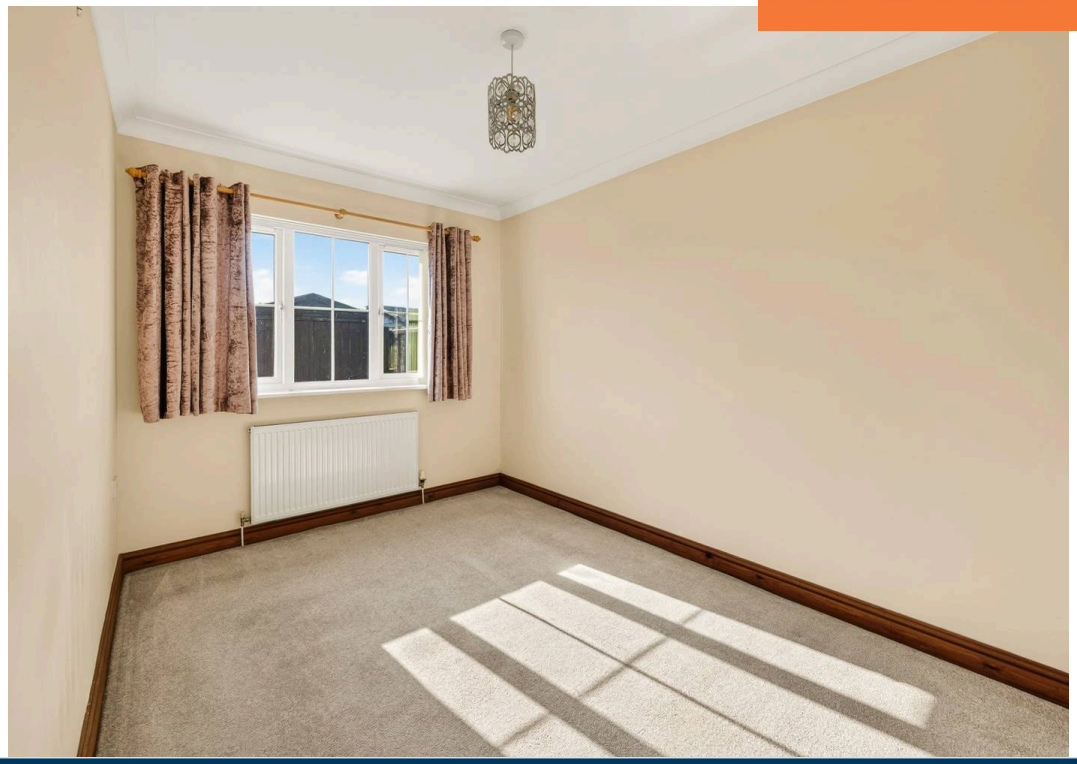

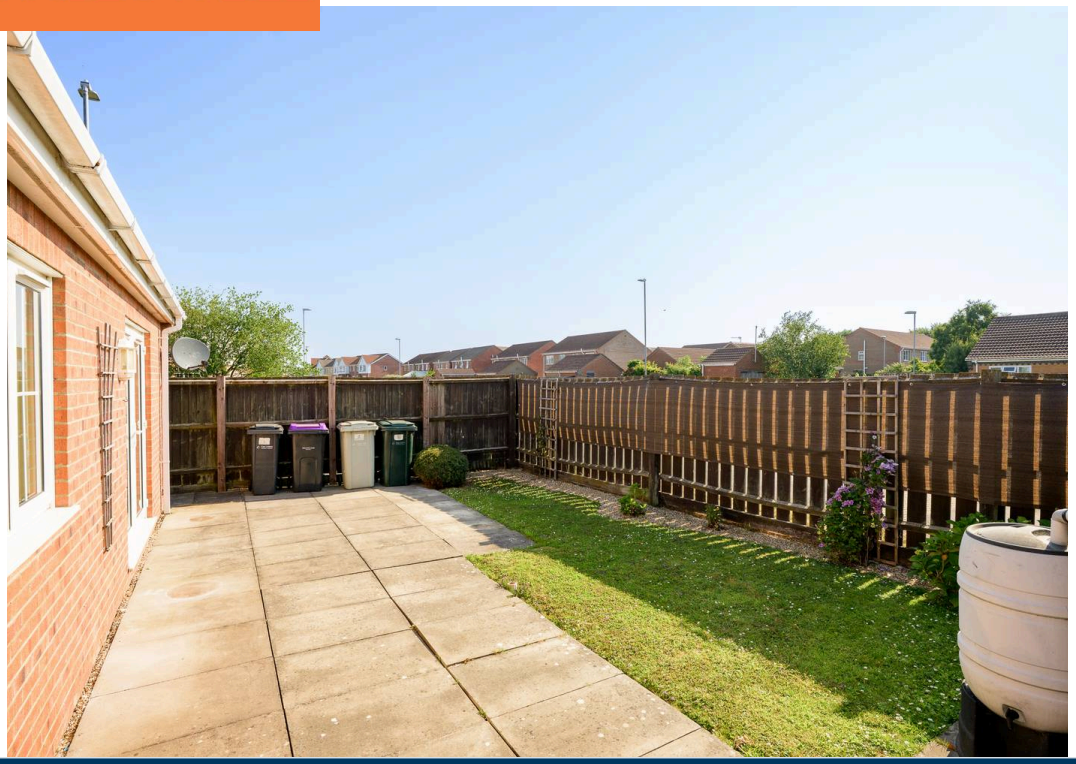

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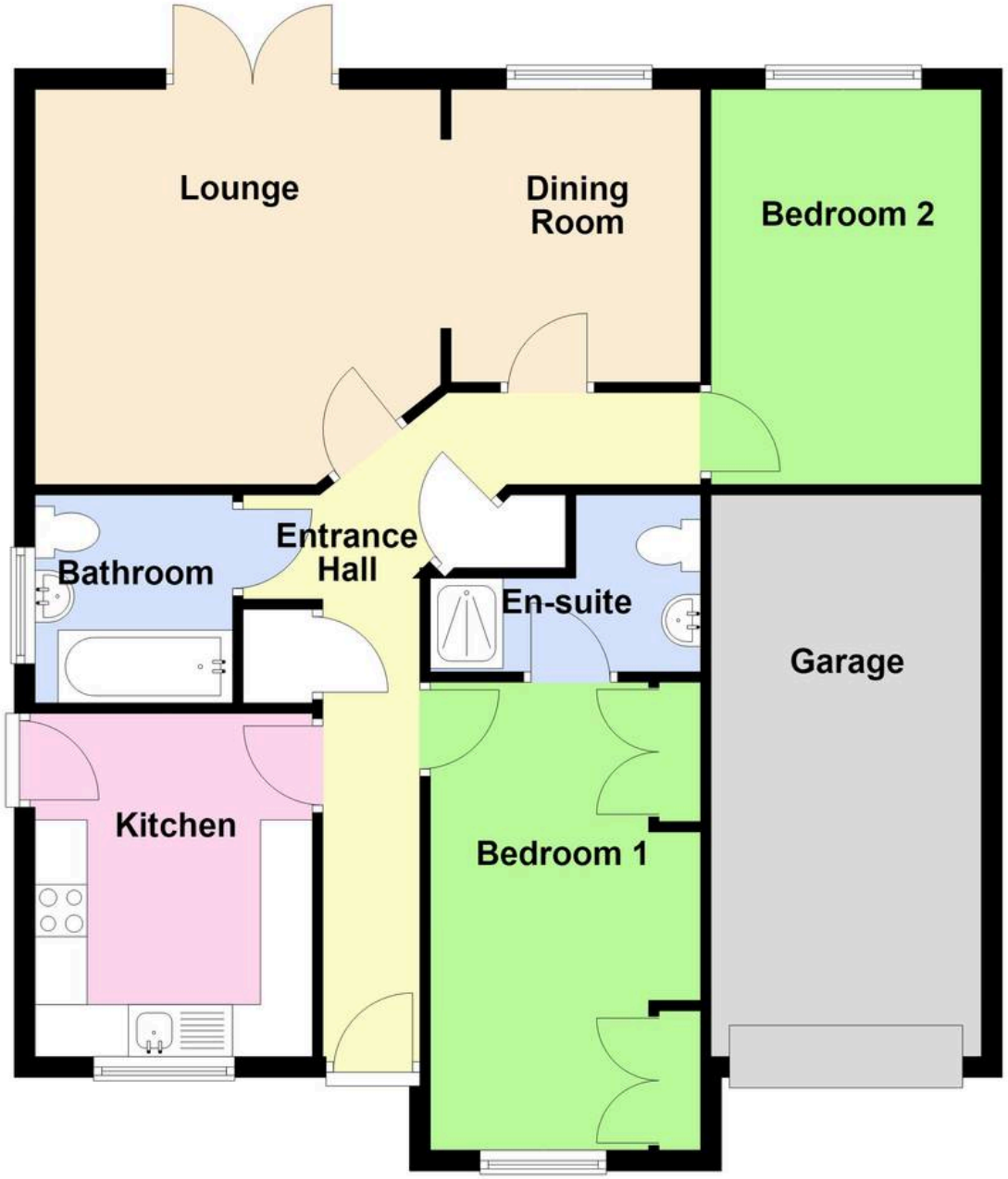
AGENTS NOTES

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. 87.0 sq. metres (936.1 sq. feet)



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Total area: approx. 87.0 sq. metres (936.1 sq. feet)

Newton Fallowell Estate Agents

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