



13 Skipworth Way, PE25 1RS

£130,000

- Dormer Bungalow
- 2 Bedrooms
- Mains Gas Central Heating
- Low Maintenance Gardens
- Shower Room
- Semi Detached
- Ground Floor w/c
- Parking To The Rear
- Ideal First Home or Downsizing
- Phone Lines Open 8am-8pm (7 days a week)

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Property Type: Semi-Detached Bungalow



Council Tax Band: A

Tenure: Freehold

Two-bedroom dormer-style bungalow, ideally situated in a sought-after Skegness location. This home offers comfortable living with the added convenience of allocated parking to the rear, making it an excellent opportunity for those seeking a manageable and well-connected property.

Entrance Hall

Featuring a practical built-in cupboard and stairs leading to the first floor. This space also includes a convenient ground floor **W.C.**, fitted with a pedestal hand basin and toilet.

Kitchen

The modern kitchen boasts a range of base and wall units, complemented by work surfaces with tiled splashbacks. It comes equipped with an inset stainless steel sink, an under-built oven with a four-ring gas hob (both new in 2023), and a stainless steel extractor hood. A tall cupboard discreetly houses the Viessmann gas central heating boiler (new in 2023), and there's ample appliance space. A PVC window to the front elevation allows for natural light.

Lounge

Bright lounge benefiting from a PVC bow window to the front elevation, creating an inviting space for relaxation.

The ground floor also features **Bedroom 2**, a comfortable room with a PVC window overlooking the rear elevation.



First Floor

you'll find a PVC window to the side elevation and access to roof space and useful eaves storage. **Bedroom 1** features a Velux skylight window with a blind to the front and additional eaves storage.

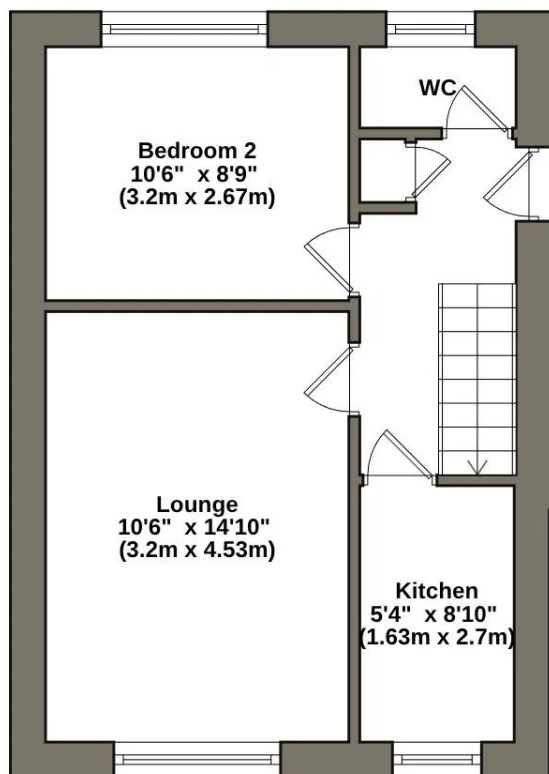
Completing the first floor is the refitted **Shower Room**, which includes a walk-in shower with a glass screen, a hand basin, and a toilet. A PVC window to the side elevation provides ventilation.

Outside, the front of the property presents a low brick wall and a gravelled garden area, offering a neat and low-maintenance approach. A concrete path leads to the side entrance. The rear garden is fully paved with gravelled borders and includes a timber shed. A gate provides access to a private rear access road where the allocated parking space is located.

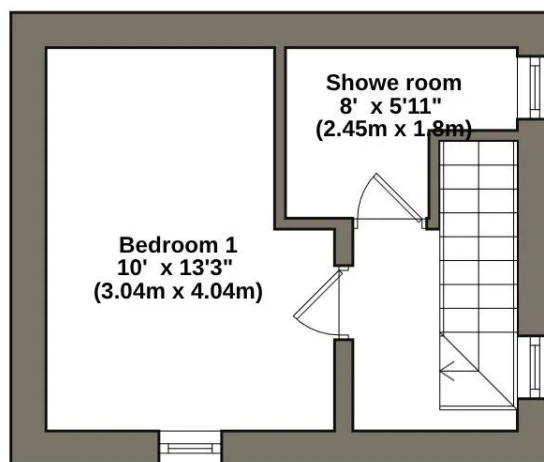
Skegness is a large seaside resort on the east coast of Lincolnshire with lovely sandy beaches with a blue flag award and a pier. It attracts visitors all year round with all its attractions and investments by some major hotel chains.

It is a large town with a population of around 22 thousand that has all the shops and amenities that you would expect. There are various residential areas offering a wide range of different properties for all tastes. The area is popular with families and those wanting to retire to the coast.





Ground floor



First floor

Floor plan is for layout purposes only and should not be used for structural purposes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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