


NEWTON FALLOWELL

78 Winston Drive, Skegness - PE25 2RE

£190,000

# 78 Winston Drive

## Skegness

An immaculate town house situated on the popular Lumley Fields estate just a short walk to the local shops, schools and doctors surgery. The accommodation comprises entrance hall with W.C, lounge, useful study room which would also lend itself to a 2nd reception room or children's play room with utility / shower room off and a beautifully fitted kitchen with integrated appliances opening to a dining room. To the first floor are 3 double bedrooms and a modern fitted bathroom. To the front is a lawned garden and a block paved drive providing off street parking and an enclosed garden to the rear. The property has been recently re-decorated and fitted with quality floor coverings throughout. Viewing is essential to appreciate this "ready to move into" family home. EPC rating C.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

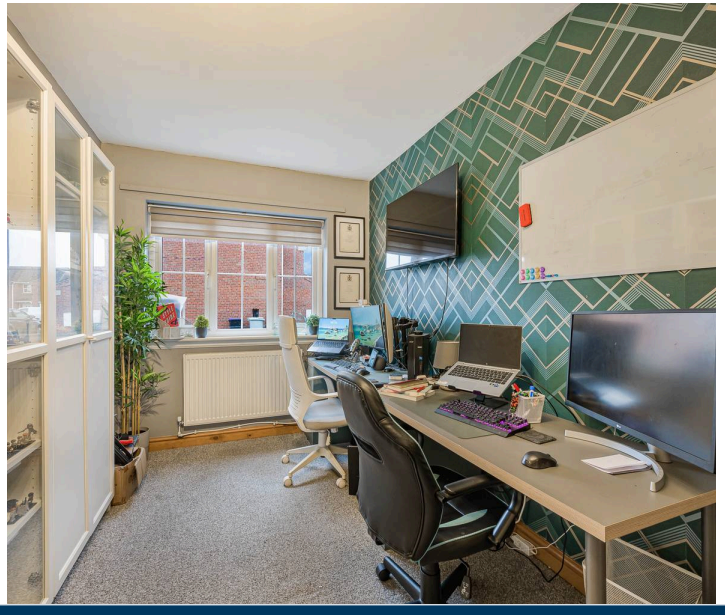
EPC Environmental Impact Rating: C



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**ACCOMMODATION**
Entrance is on the front elevation via a new composite door opening to the:-

**HALLWAY**
With stairs to first floor, radiator, space for shoe rack, door to:-

**W.C**
With W.C, pedestal hand basin, extractor fan.

**LOUNGE**
14' 4" x 10' 0" (4.37m x 3.04m)
With pvc window to the front elevation, radiator, understairs storage cupboard, door to:-

**STUDY**
13' 9" x 7' 11" (4.20m x 2.41m)
With pvc window to the front elevation, radiator.

**KITCHEN**
11' 1" x 9' 2" (3.38m x 2.80m)
Fitted with a modern range of base and wall units, worksurfaces with matching splashbacks, inset composite sink unit with instant hot tap over, induction hob with glass splashback and extractor fan above, integrated dishwasher, a bank of 4 tall units house a Neff electric oven and integrated fridge freezer, modern vertical radiator and opening to the:-

**DINING ROOM / SUN LOUNGE**
9' 6" x 9' 1" (2.89m x 2.76m)
Of pvc construction with vaulted solid ceiling, pvc double doors opening onto the rear garden.

**UTILITY / SHOWER ROOM**
With built in cupboards, wall mounted Worcester gas central heating boiler, plumbing for washing machine, shower enclosure with wet wall panelling.


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**FIRST FLOOR LANDING**
With access to roof space.

**BATHROOM**
6' 4" x 6' 2" (1.93m x 1.89m)
Beautifully fitted with a 'p' shaped with with direct dual head shower and screen over, vanity unit with moulded sink unit and W.C with concealed cistern, decorative wall panelling, extractor fan, radiator.

**BEDROOM 1**
9' 6" x 7' 10" (2.90m x 2.39m)
With pvc window to the front elevation, built in overstairs cupboard with hanging rail, radiator.

**BEDROOM 2**
13' 2" x 8' 3" (4.01m x 2.52m)
With pvc window to the rear elevation, radiator.

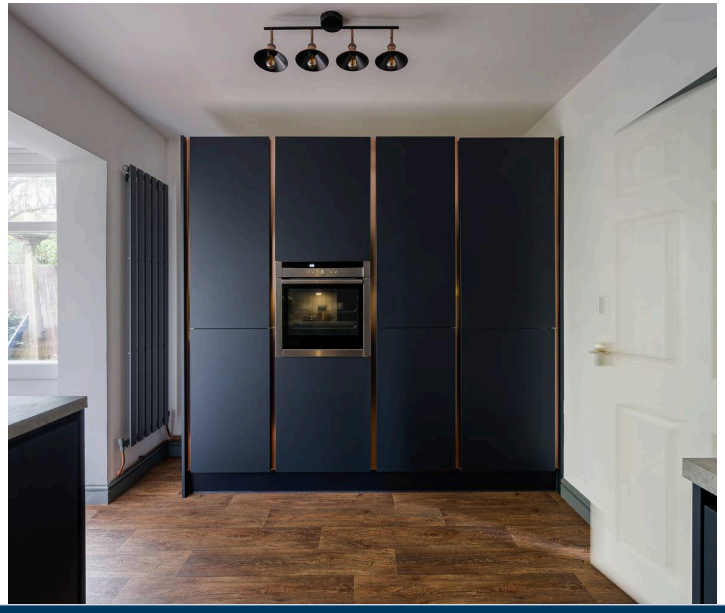
**BEDROOM 3**
18' 0" x 7' 8" (5.48m x 2.33m)
With pvc windows to the front and rear elevations, radiator, access to roof space.

**OUTSIDE**
To the front is a small lawned garden with block paved driveway and path leading to the front door. To the rear is an enclosed garden which is mainly block paved with paved patio seating areas, shrub borders and a 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.



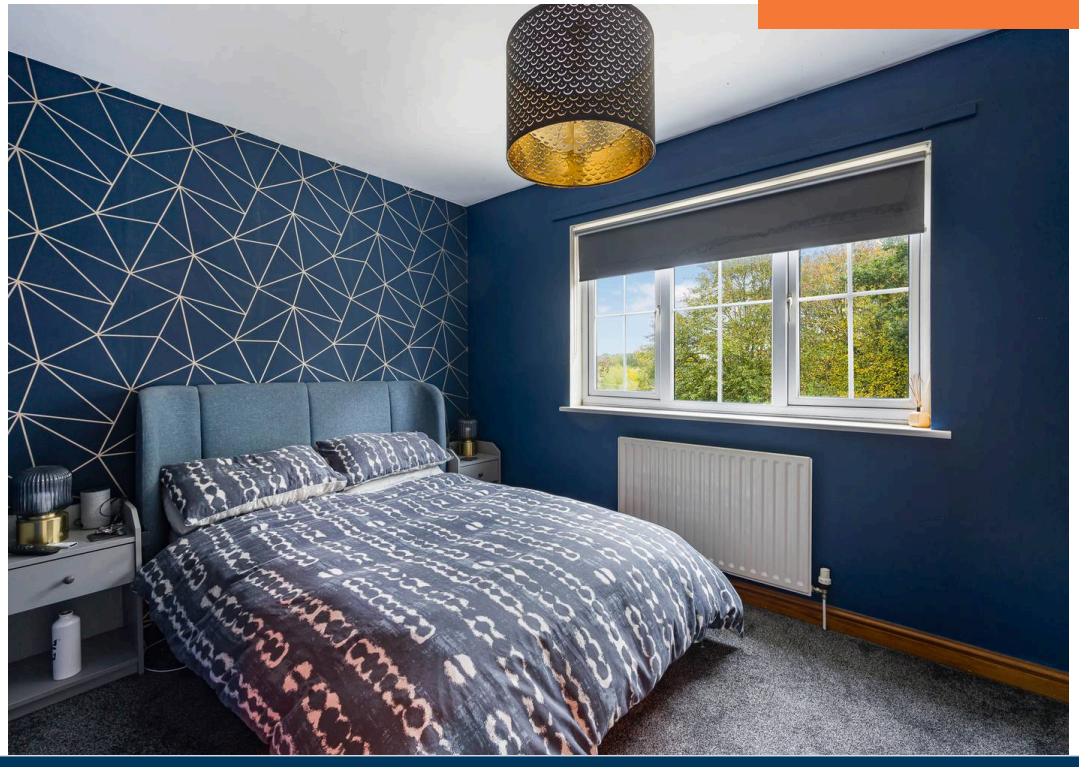


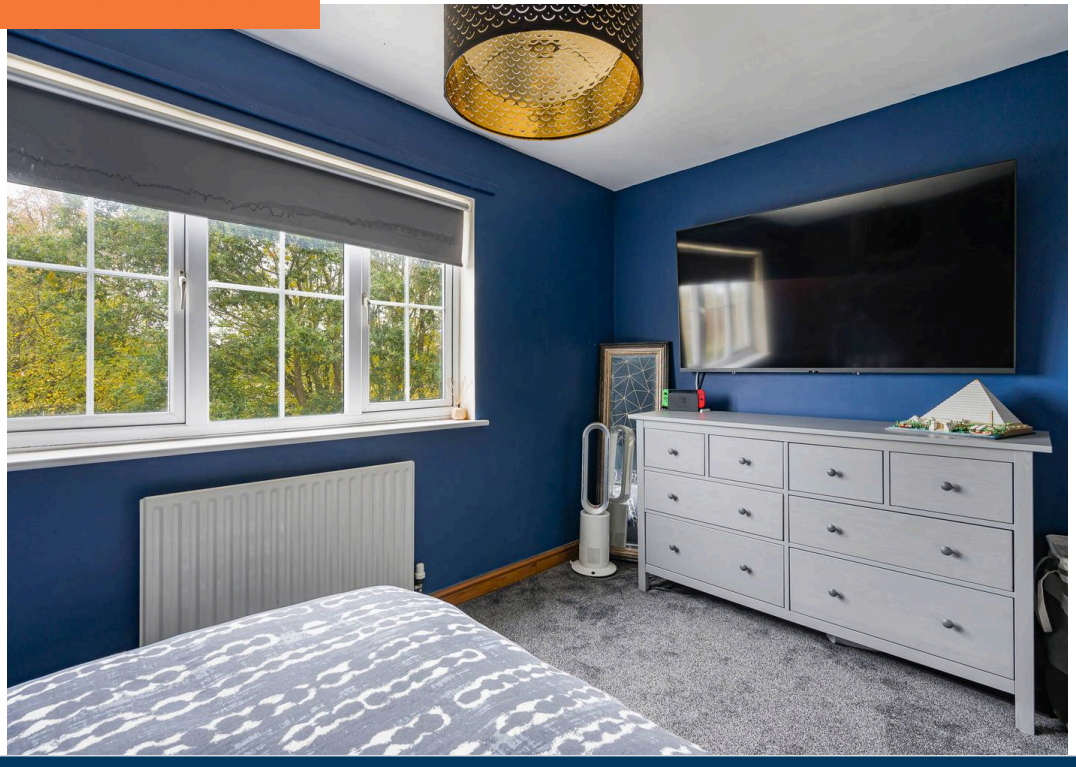






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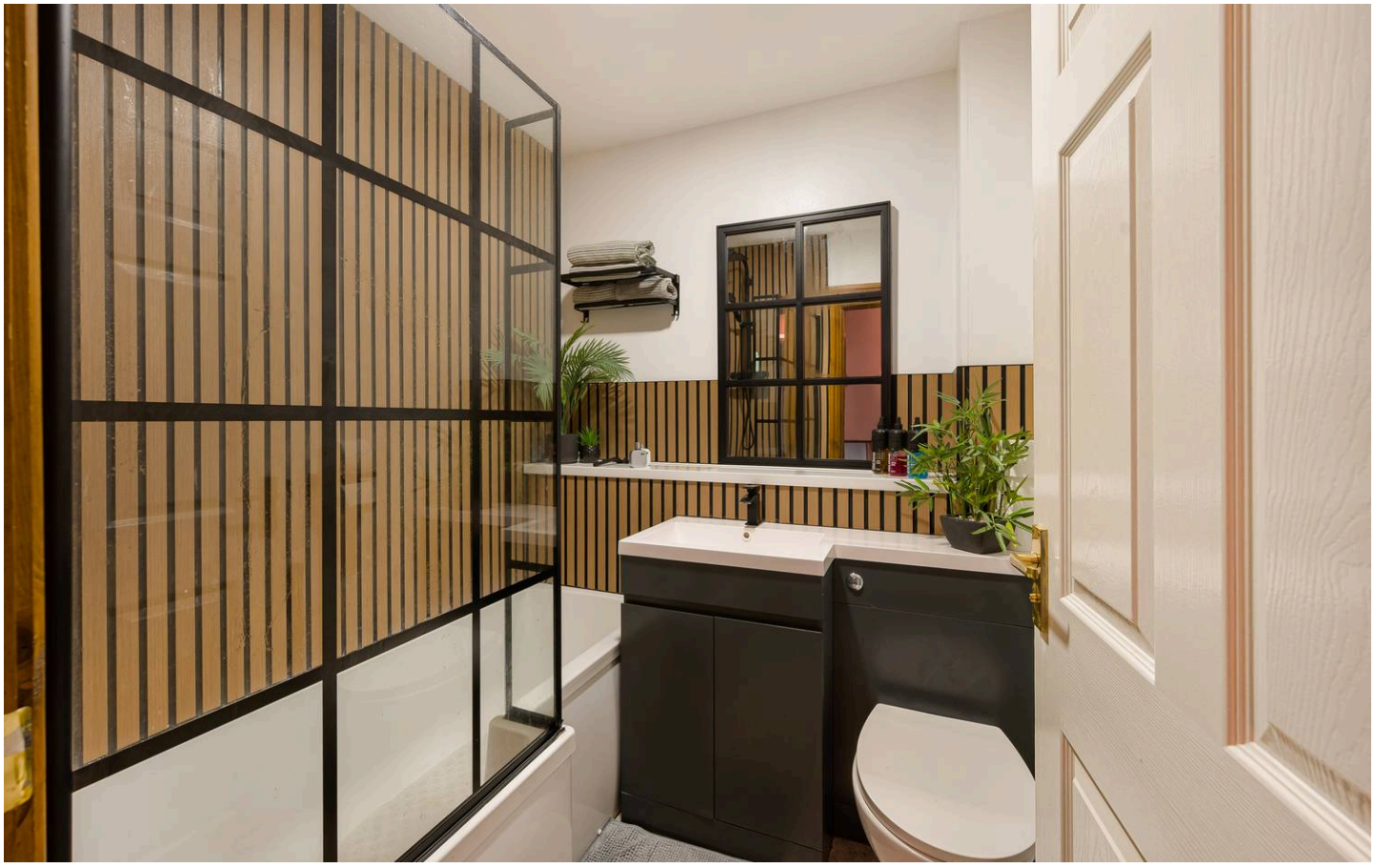


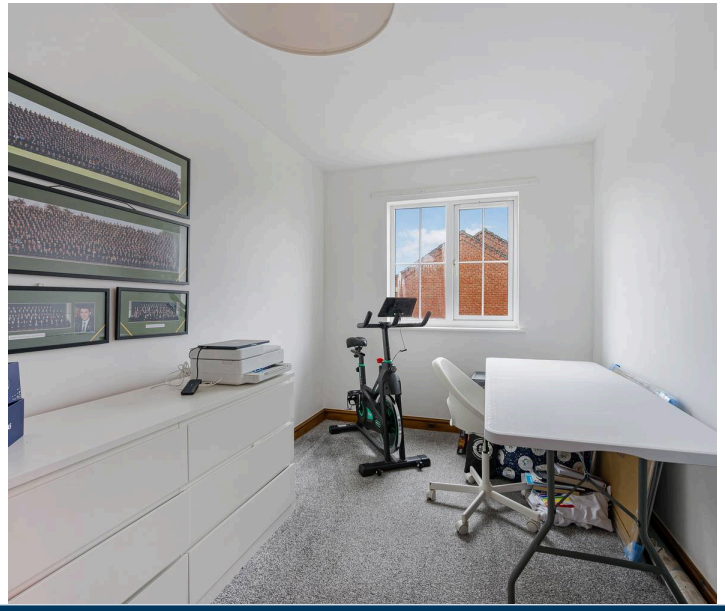
**VIEWING**
By prior appointment with Newton Fallowell office in Skegness.

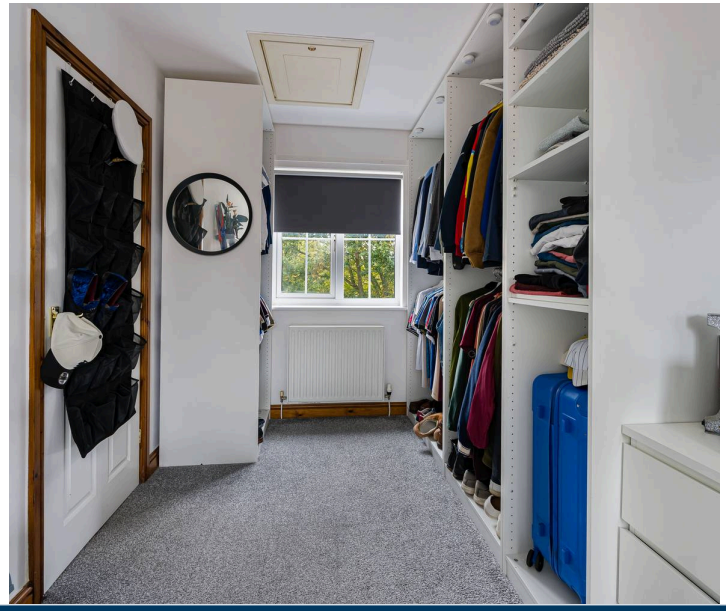
**COUNCIL TAX**
Charging Authority – East Lindsey District Council Band A - 2026/27 - £1,546.45

**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 of £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.

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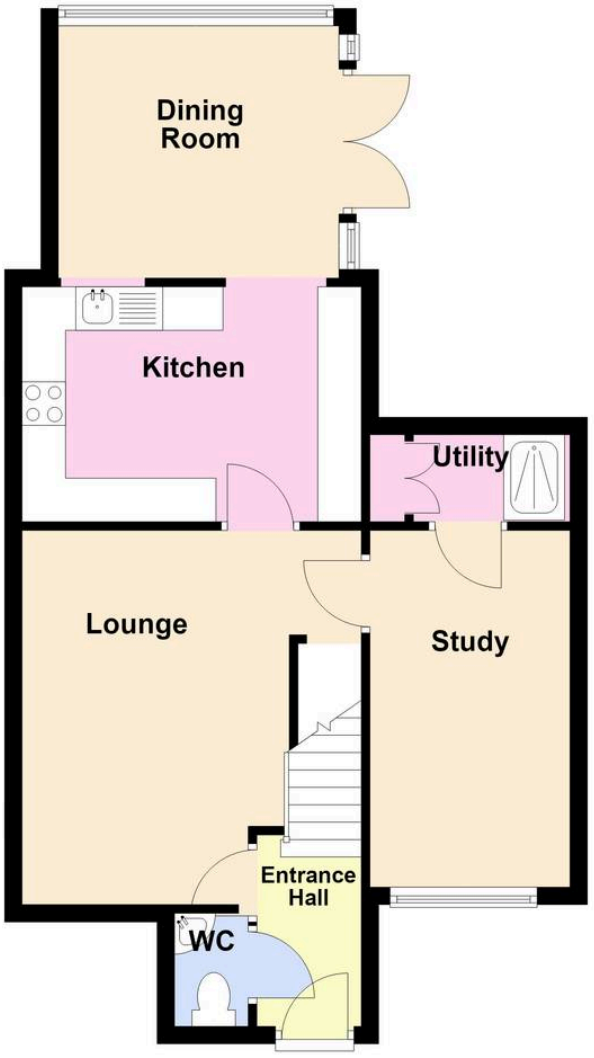
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## Ground Floor

Approx. 52.9 sq. metres (569.0 sq. feet)




## First Floor

Approx. 39.4 sq. metres (424.1 sq. feet)




Total area: approx. 92.3 sq. metres (993.1 sq. feet)


# Newton Fallowell Estate Agents

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