



Green View, Beacon Way

Skegness

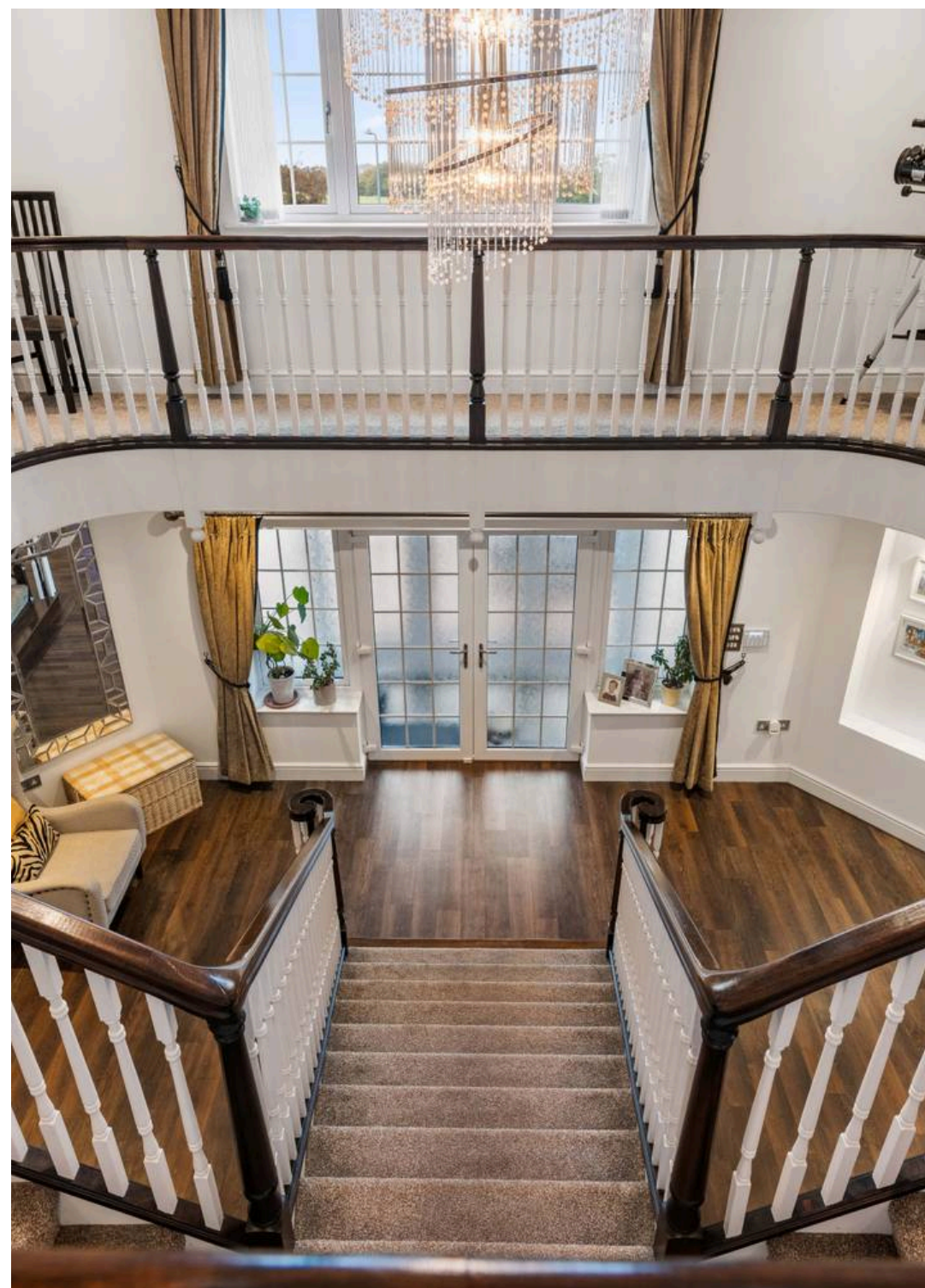
A beautifully presented 4/5 Bedroom detached house situated to the west of Skegness town centre conveniently located for the schools, doctors surgery and local shops. The spacious and modern accommodation benefits from underfloor heating throughout (apart from the Games Room) and comprises an Entrance Porch, Reception Hallway with stunning central staircase leading to a Galleried Landing, modern fitted Kitchen leading through to a 37ft Dining Room and Lounge, Conservatory, Utility Room, Study/Bedroom 5, and fabulous 37ft Games Room with fitted Bar, Kitchenette and Shower Room. To the first floor is a family Bathroom, Master Bedroom Suite with Dressing Room and En-Suite Shower Room, 3 further double Bedrooms and a Jack & Jill En-Suite Shower Room. There is an extensive block paved drive providing ample parking, triple Garage with EV charger and lawned rear garden. Viewing is essential to appreciate this beautiful family home. EPC Rating C

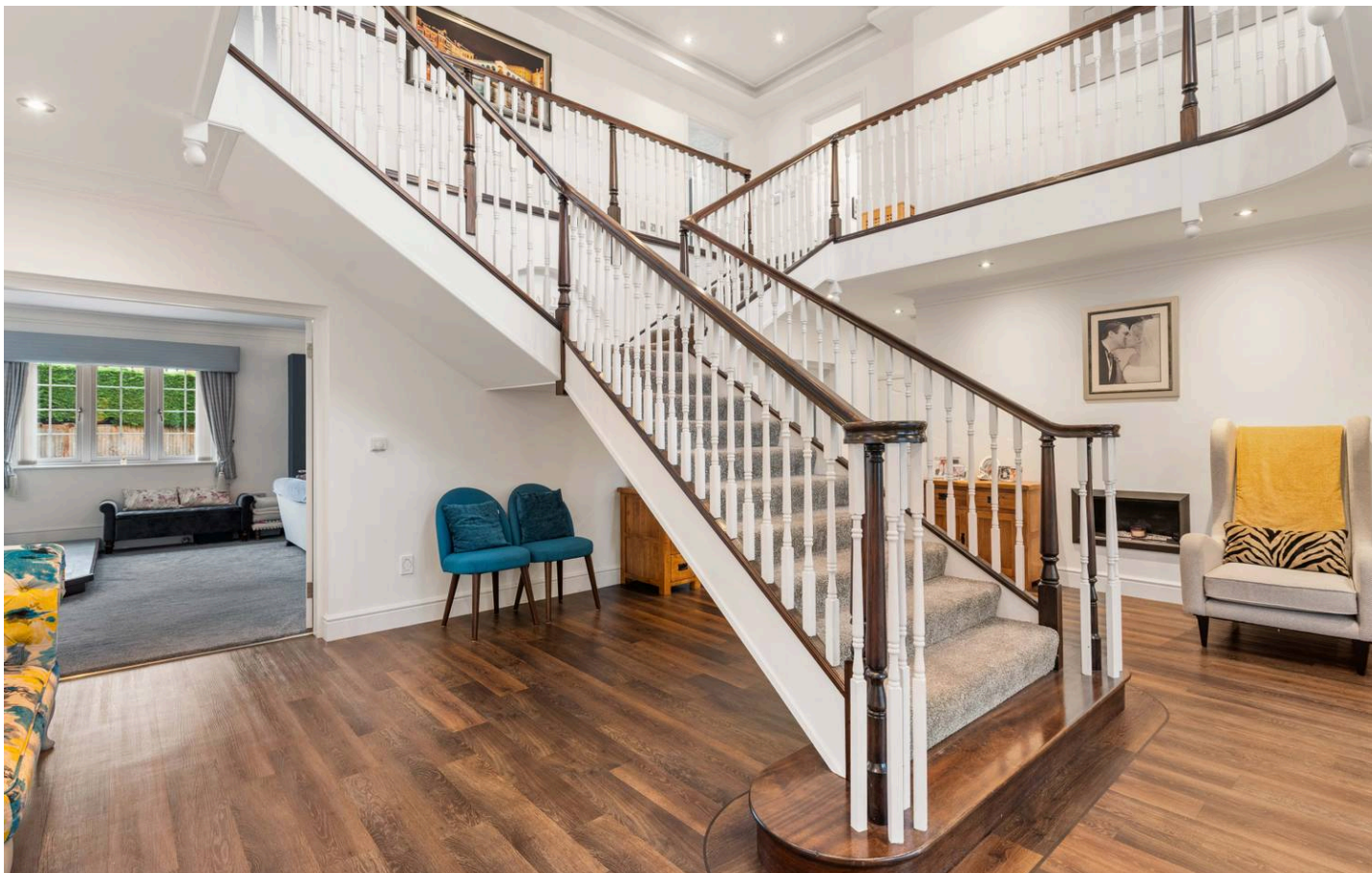
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Entrance is on the front elevation via a curved entrance PORCH with pvc door and side screens and inner french doors opening to the:-

RECEPTION HALL

30' 10" x 17' 6" (9.39m x 5.33m)

Providing a spacious grand entrance with sweeping staircase leading to the first floor galleried landing, karndean flooring and perimeter downlighting, illuminated display niches, wall mounted gas fire. Doors leading off.

BREAKFAST KITCHEN

18' 3" x 11' 11" (5.55m x 3.62m)

Beautifully fitted with a range of high gloss cabinets with silestone worksurfaces and upstands, 1 1/2 bowl ceramic sink unit with mixer tap over, integrated dishwasher, recess with large fridge freezer. A bank of tall units house 2 Neff ovens. A central island unit with seating for 4 has 2 built in drinks fridges, pan drawers and a ceramic hob with extractor hood above. Downlights to ceiling, pvc bay window to the front elevation with built in bench seating, further pvc window to the side elevation and karndean flooring leading through to the:-

DINING ROOM & LOUNGE

37' 3" x 17' 6" (11.36m x 5.33m)

To the dining area is a pvc bay window to the side elevation and a pair of pvc french doors opening to the rear garden. A step down leads to the lounge area with media wall unit with illuminated display niches, further display niches and recessed gas fire, 2 sets of french doors to the reception hall and french doors to the:-



CONSERVATORY

13' 4" x 11' 10" (4.07m x 3.61m)

Of pvc construction on a low brick wall with opaque polycarbonate vaulted roof, bifold doors opening onto a seating terrace, karndean flooring.

UTILITY ROOM

12' 9" x 11' 0" (3.89m x 3.35m)

With base and wall cabinets, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, plumbing for washing machine, space for dryer, tiled floor, pvc window and pvc door to the rear elevation.

SHOWER ROOM

7' 1" x 6' 2" (2.15m x 1.88m)

With a tiled shower enclosure with screen door, recess with counter top hand basin and display niches, built in furniture with W.C and concealed cistern, tiled walls and floor, chrome vertical towel radiator.

STUDY/BEDROOM 5

13' 1" x 12' 9" (4.00m x 3.89m)

With pvc window to the front elevation.

BOOT & CLOAK ROOM

With pvc window to the front elevation, manifold for the underfloor heating.

GAMES ROOM

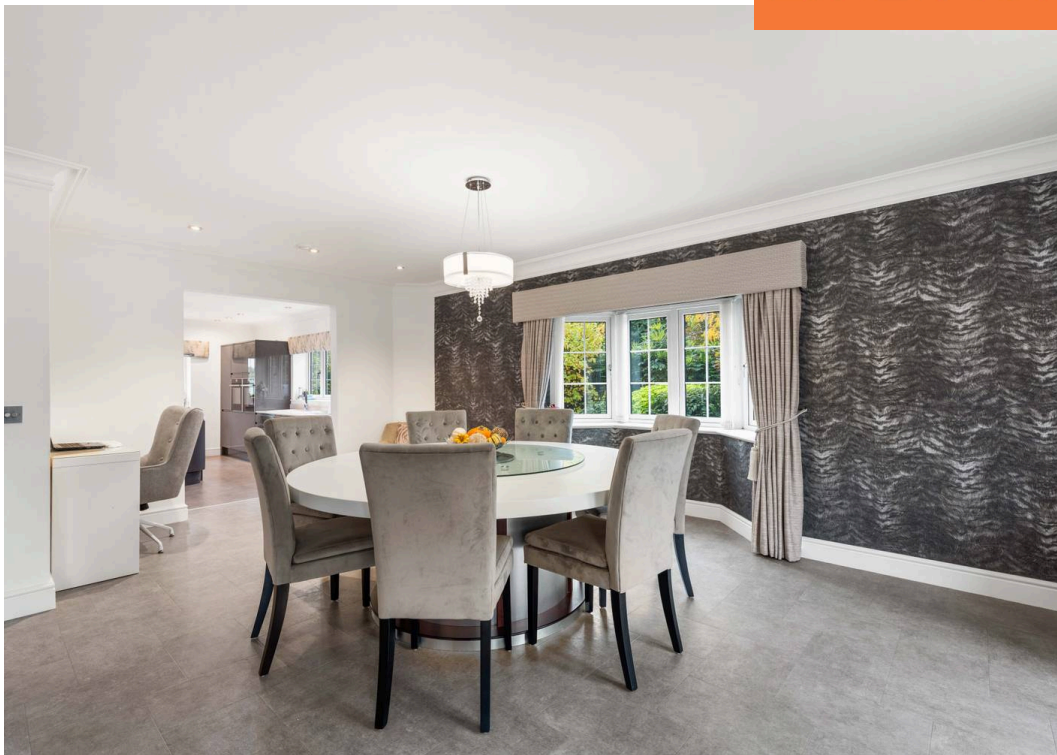
37' 6" x 22' 1" (11.43m x 6.74m)

Providing a fabulous family space with 2 pvc windows to the side elevation and bifold doors opening onto the rear seating terrace, 2 modern vertical radiators, further radiator, 2 feature lighting displays to the ceiling, built in BAR with twin sinks and drinks fridge. KITCHENETTE with a modern range of base units with worksurfaces and matching splashbacks over, inset sink unit with mixer tap, electric hob, tall cupboard housing a built in oven, complimentary wall cupboards, ingrated fridge and freezer. Door to the Garage and door to:-





 **NEWTON FALLOWELL**





SHOWER ROOM

8' 2" x 5' 9" (2.50m x 1.75m)

With walk in shower enclosure with glass screen and wet wall panelling. A range of built in furniture with inset hand basin and W.C with concealed cistern, vertical towel radiator.

GALLERIED LANDING

A stunning staircase leads to a half landing with feature display niche and stairs leading off to both sides upto the galleried landing. There is a pvc window to the front elevation and central ceiling feature with inset downlights and chandelier.

MASTER BEDROOM

22' 1" x 14' 9" (6.74m x 4.50m)

With pvc window to the front elevation, a range of built in furniture comprising wardrobes, drawers and bedside drawers, door to En-Suite Shower Room and door to:-

WALK-IN WARDROBE

With shelving.

EN-SUITE SHOWER ROOM

12' 8" x 7' 5" (3.86m x 2.26m)

With large walk in shower enclosure with glass screen and end panel, wall mounted vanity unit with inset hand basin, W.C, wall mounted drawers, 2 illuminated mirrors, tiled walls and floor, pvc window to the rear elevation.

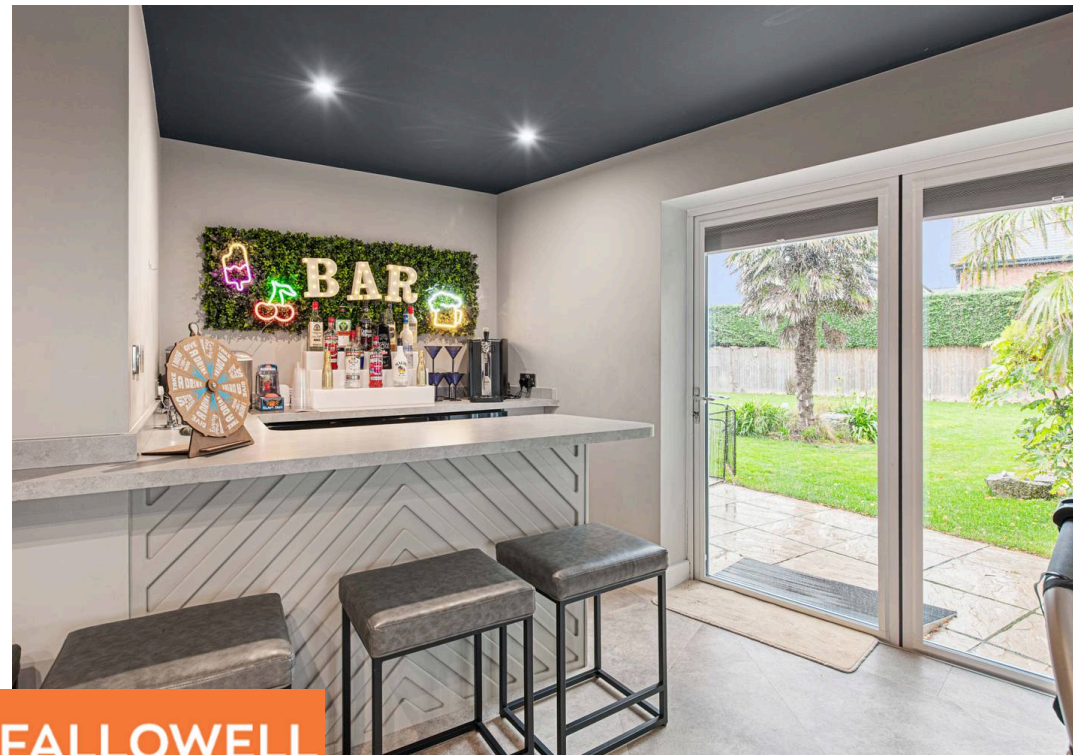
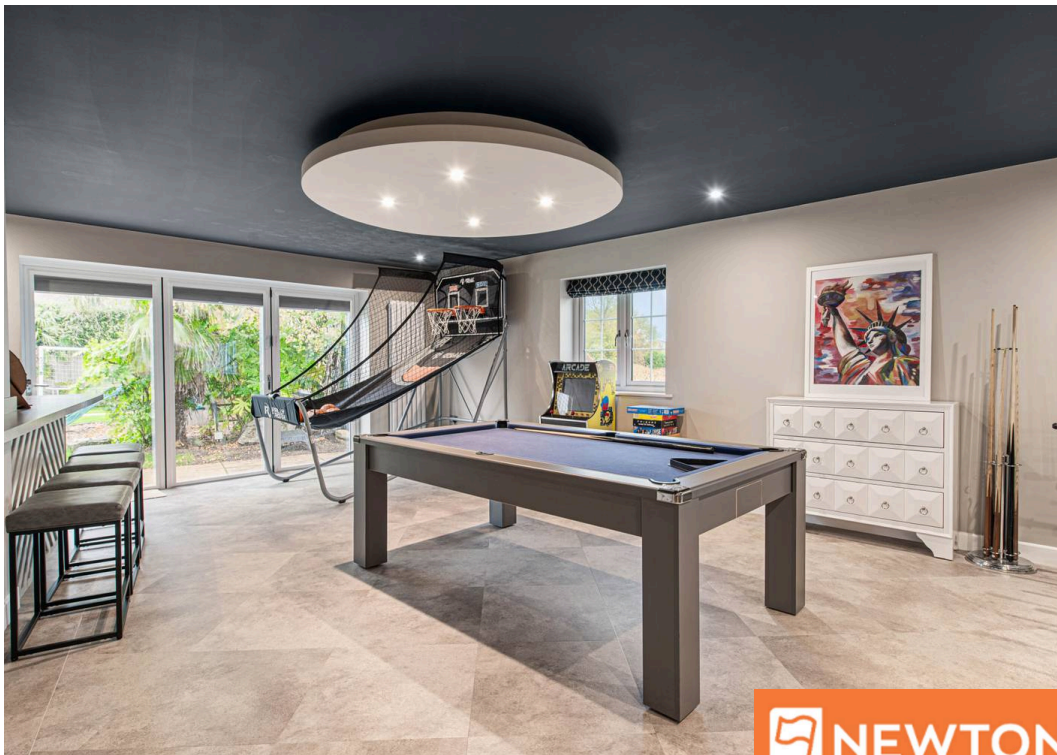
BEDROOM 2

15' 10" x 11' 11" (4.82m x 3.62m)

With pvc windows to the front and side elevations, door to:-







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JACK & JILL EN-SUITE

11' 11" x 6' 2" (3.62m x 1.87m)

With large walk in shower enclosure with glass screen and end panel, hand basin in a vanity unit, W.C, tiled walls and floor, ladder style towel radiator, hexagonal pvc window to the side elevation. Door to:-

BEDROOM 3

16' 10" x 11' 11" (5.13m x 3.62m)

With pvc window to the side and rear elevations, a range of built in furniture comprising wardrobes and headboard with bedside cabinets.

BEDROOM 4

13' 8" x 12' 8" (4.16m x 3.86m)

With pvc window to the rear elevation, access to roof space.

FAMILY BATHROOM

12' 8" x 11' 0" (3.86m x 3.35m)

Fitted with a freestanding slipper bath with floor mounted pillar tap, walk in shower enclosure with glass screen, vanity unit with counter top hand basin and illuminated mirror, tiled walls and floor, chrome ladder towel radiator, built in cupboard, window to the rear elevation.

OUTSIDE

The property is bordered by a brick wall with pillars and inset wrought iron railings. Double wrought iron electric vehicle gates open onto an extensive block paved drive leading to the triple Garage, lawned gardens, mature shrub borders and a feature central circle feature.

TRIPLE GARAGE

30' 6" x 27' 5" (9.30m x 8.35m)

With double and single motorised sectional doors, tiled floor, power points, EV charger.





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REAR GARDEN

A gate to the side opens onto the enclosed rear garden which includes a lawned garden, large patio seating terrace, raised border with feature lighting, childrens play area and:-

SUMMER HOUSE

With 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.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band G – 2025/26 – £3,735.80





ANTI-MONEY LAUNDERING REGULATIONS

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AGENTS NOTES

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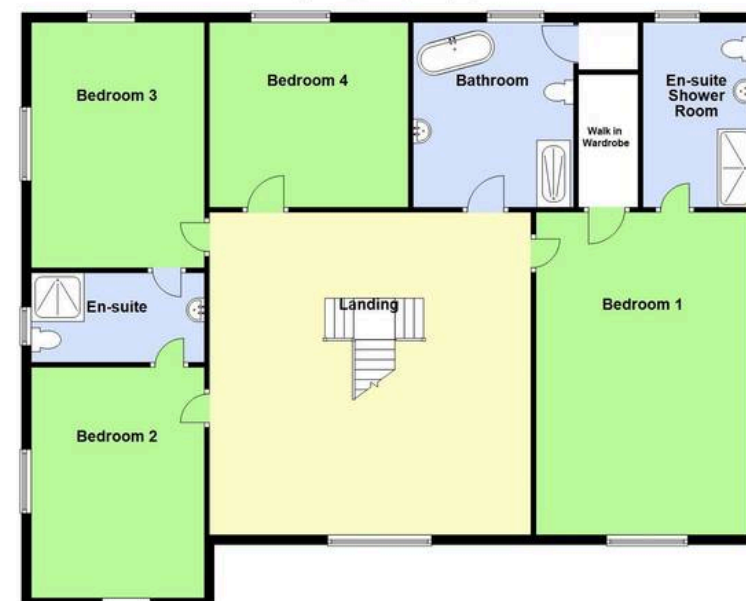
Ground Floor

Approx. 376.5 sq. metres (4053.0 sq. feet)



First Floor

Approx. 165.7 sq. metres (1783.6 sq. feet)





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