



 **NEWTON**
FALLOWELL

11 Seathorne Crescent, Winthorpe, Skegness – PE25 1RP
£220,000

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Winthorpe, Skegness

NO CHAIN. Occupying a good sized corner plot this 3 bedroom semi detached house is situated in a popular location just a few minutes walk to the beach and local facilities. The accommodation comprises Enclosed Porch, Entrance Hall, Lounge, open plan Kitchen and Dining Room and a ground floor W.C. To the first floor are 3 Bedrooms and a family Bathroom. There are garden areas to three sides and a concrete drive provides off street parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





ACCOMMODATION

Entrance is on the front elevation via a pvc door opening to an ENTRANCE PORCH with glazed inner door to the:-

HALLWAY

With tiled floor, radiator, stairs to first floor with cupboard under housing the Worcester combi gas central heating boiler.

LOUNGE

13' 11" x 12' 4" (4.24m x 3.77m)

With walk in pvc bay window to the front elevation, radiator, built in cupboards with shelving above to each side of the chimney breast.

KITCHEN

11' 10" x 11' 0" (3.61m x 3.35m)

Fitted with base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, space and plumbing for washing machine and dishwasher, space for dryer, chimney recess housing a Cookmaster dual fuel range cooker with extractor hood above, pvc window to the rear elevation and being open plan with tiled flooring leading through to the:-

DINING ROOM

8' 11" x 7' 10" (2.71m x 2.38m)

With modern vertical radiator, pvc french doors to the rear elevation.

W.C

With W.C, hand basin in a vanity unit, radiator, tiled walls and floor, opaque pvc window to the side elevation.



FIRST FLOOR LANDING

With pvc window to the side elevation, access to part boarded roof space.

BATHROOM

8' 11" x 7' 1" (2.71m x 2.17m)

With panelled bath with mixer tap and hand shower attachment, hand basin in a vanity unit, W.C, shower enclosure with direct shower, tiled walls and floor, heated towel radiator, opaque pvc window to the rear elevation.

BEDROOM 1

12' 1" x 10' 0" (3.68m x 3.05m)

With pvc window to the front elevation, radiator, built in wardrobe.

BEDROOM 2

11' 11" x 10' 0" (3.63m x 3.04m)

With pvc window to the rear elevation, radiator, built in wardrobes.

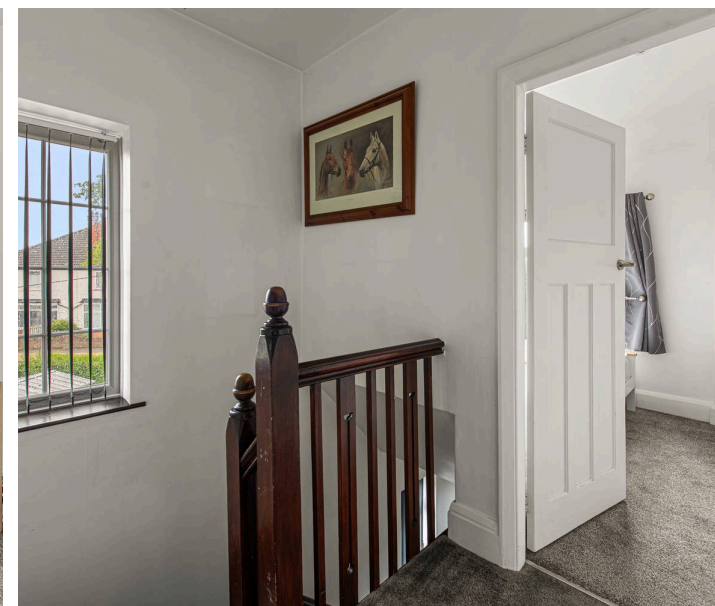
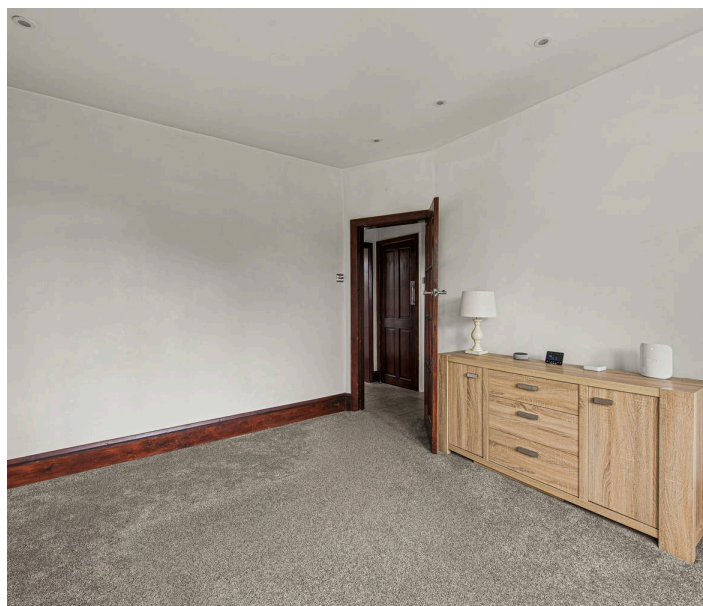
BEDROOM 3

8' 4" x 7' 4" (2.54m x 2.23m)

With pvc window to the front elevation, radiator, built in bed frame.

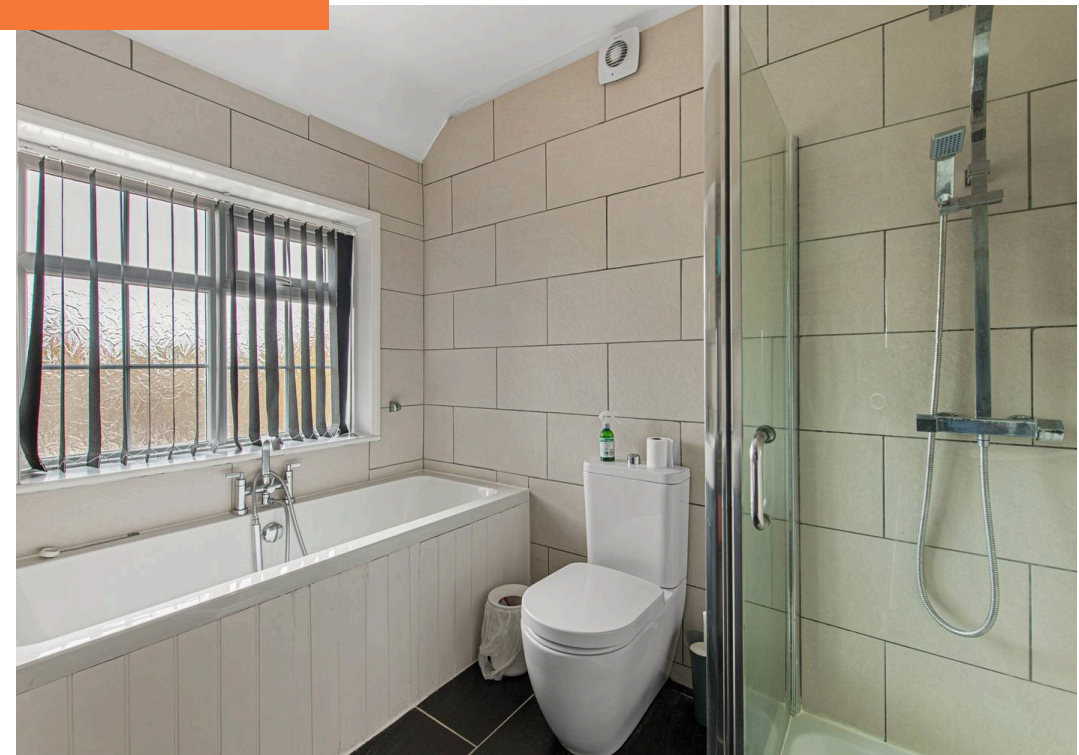
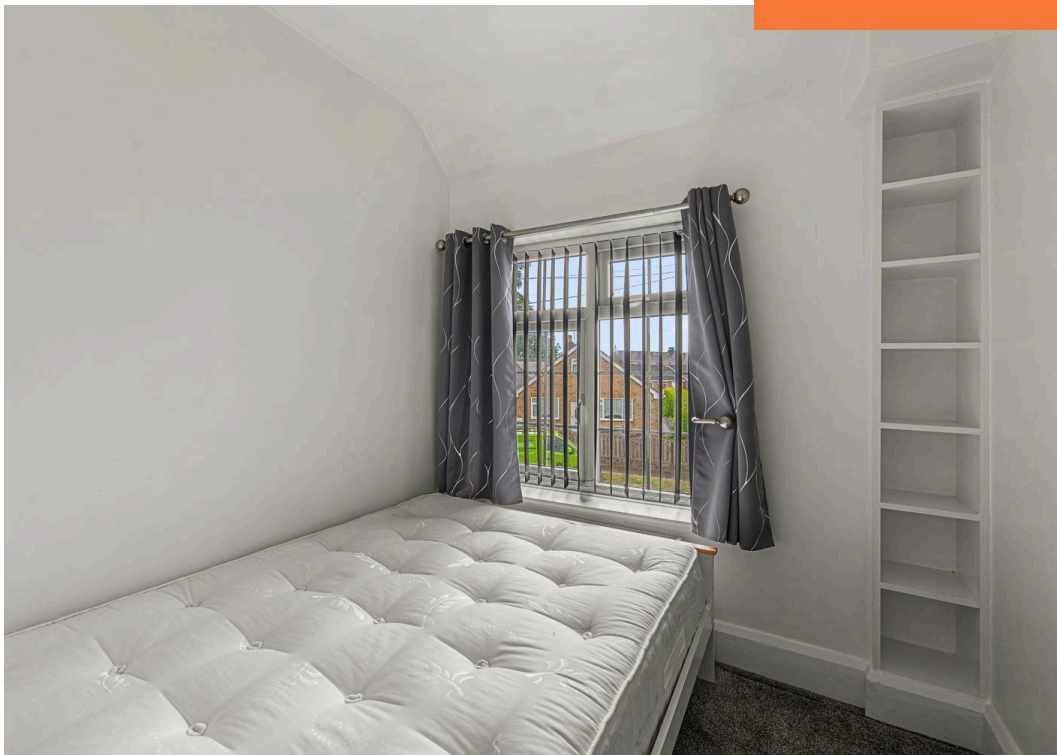
OUTSIDE

The property is bordered by a low brick wall with mature hedging. Double vehicle gates open onto a concrete driveway with a paved garden to the front of the house. A gate to the side of the house leads to the rear garden which includes concrete and paved seating areas, a lawned garden to the side with shrubs and trees, 2 garden sheds.





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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 B - 2026/27 - £1804.19

ANTI MONEY LAUNDERING REGULATIONS

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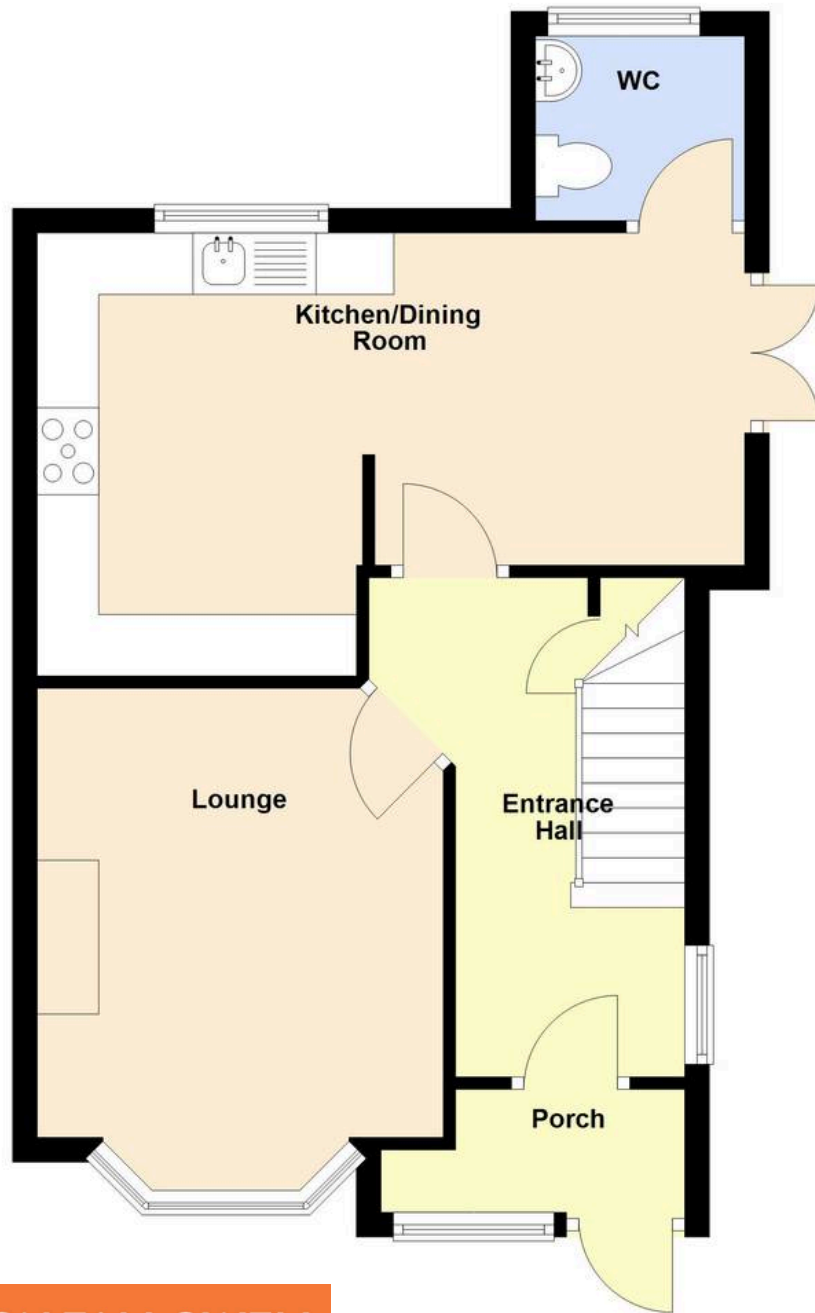


AGENTS NOTES

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Ground Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.6 sq. feet)





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