



38 Normanby Road,
Skegness, PE25 2DQ



£199,950

- CLOSE TO SHOPS & SCHOOLS
- MODERN FAMILY HOUSE
- LOUNGE, KITCHEN DINER
- EN-SUITE BEDROOM
- FREEHOLD
- FAMILY BATHROOM
- REAR PARKING SPACE
- EPC RATING B
- COUNCIL TAX BAND B



A modern 3 Bedroom family house with En-Suite Master Bedroom situated on the popular Lumley Fields Estate close to local shops, schools and the doctors. The accommodation comprises Entrance Hall, W.C, Kitchen Diner and Living Room to the ground floor. To the first floor is a master Bedroom with En-Suite Shower Room, 2 further Bedrooms and a family Bathroom. The property benefits from gas central heating, enclosed rear garden and parking space to the rear. EPC Rating B

ACCOMMODATION

Entrance is on the front elevation via a composite door to the:-

ENTRANCE HALL

With radiator, stairs to first floor, built in cupboard.

LOUNGE

5.51m x 3.92m (18'1" x 12'11")

With pvc window to the front elevation, radiator.

DINING KITCHEN

4.9m x 3.51m (16'1" x 11'6")

Fitted with a modern range of high gloss base and wall units, wood effect worksurfaces with matching upstands, inset stainless steel sink unit with mixer tap over, built under oven with 4 ring gas hob and extractor hood above, plumbing for washing machine and dishwasher, space for fridge freezer, concealed Viessmann gas central heating boiler, radiator, pvc window to the rear elevation, pvc french doors to the rear garden.





W.C

With hand basin, W,C, opaque pvc window to the side elevation, radiator.

FIRST FLOOR LANDING

With opaque pvc window to the side elevation, access to roof space with pull down ladder and boarding.

BEDROOM 1

3.8m x 3.58m (12'6" x 11'8")

With pvc window to the front elevation, radiator, built in mirror fronted wardrobes to one wall, door to:-

EN-SUITE SHOWER ROOM

2.15m x 1.79m (7'1" x 5'11")

With corner shower enclosure with direct shower, wet wall panelling and glass screen, pedestal hand basin, W.C, opaque pvc window to the front elevation.

BEDROOM 2

3.17m x 2.77m (10'5" x 9'1")

With pvc window to the rear elevation, radiator.

BEDROOM 3

3.15m x 2.14m (10'4" x 7'0")

With pvc window to the rear elevation, radiator.

BATHROOM

2.09m x 1.69m (6'11" x 5'6")

With a panelled bath with direct shower and screen over, hand basin, W.C, light tunnel, extractor fan.

OUTSIDE

To the front is a lawned garden with a paved path to the front door.

A gate to the side leads to the enclosed rear garden which is lawned with paved patio seating area, timber garden shed and a paved path with gate leading to rear parking space.





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 - 2025/26 - £1,743.37

ANTI MONEY LAUNDERING REGULATIONS

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AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

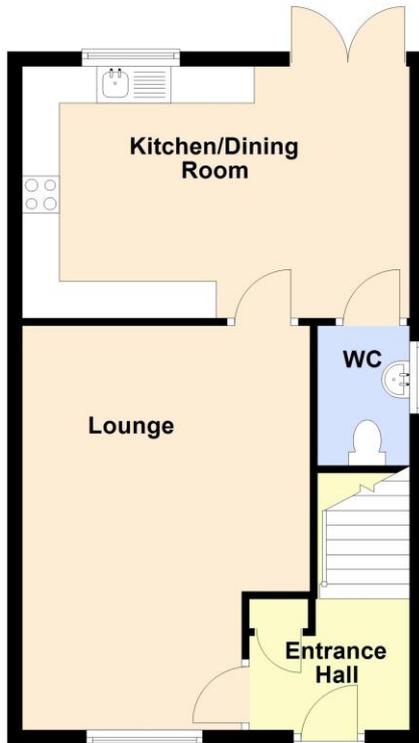
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Floorplan

Ground Floor

Approx. 41.2 sq. metres (444.0 sq. feet)

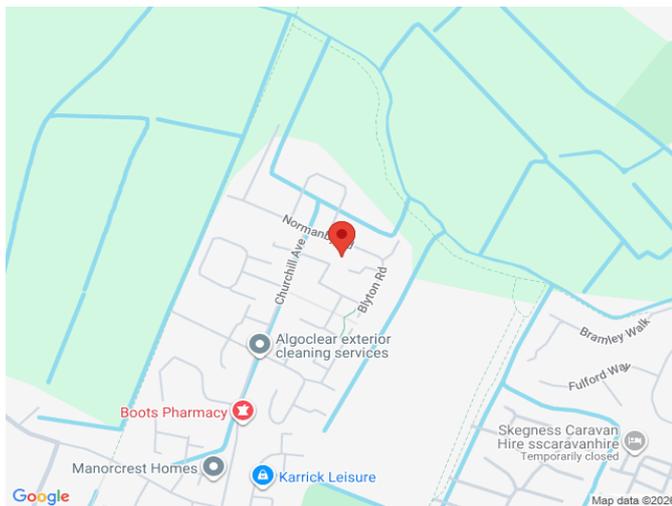


First Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



Total area: approx. 88.2 sq. metres (949.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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