



# 1 Skipworth Way

Skegness

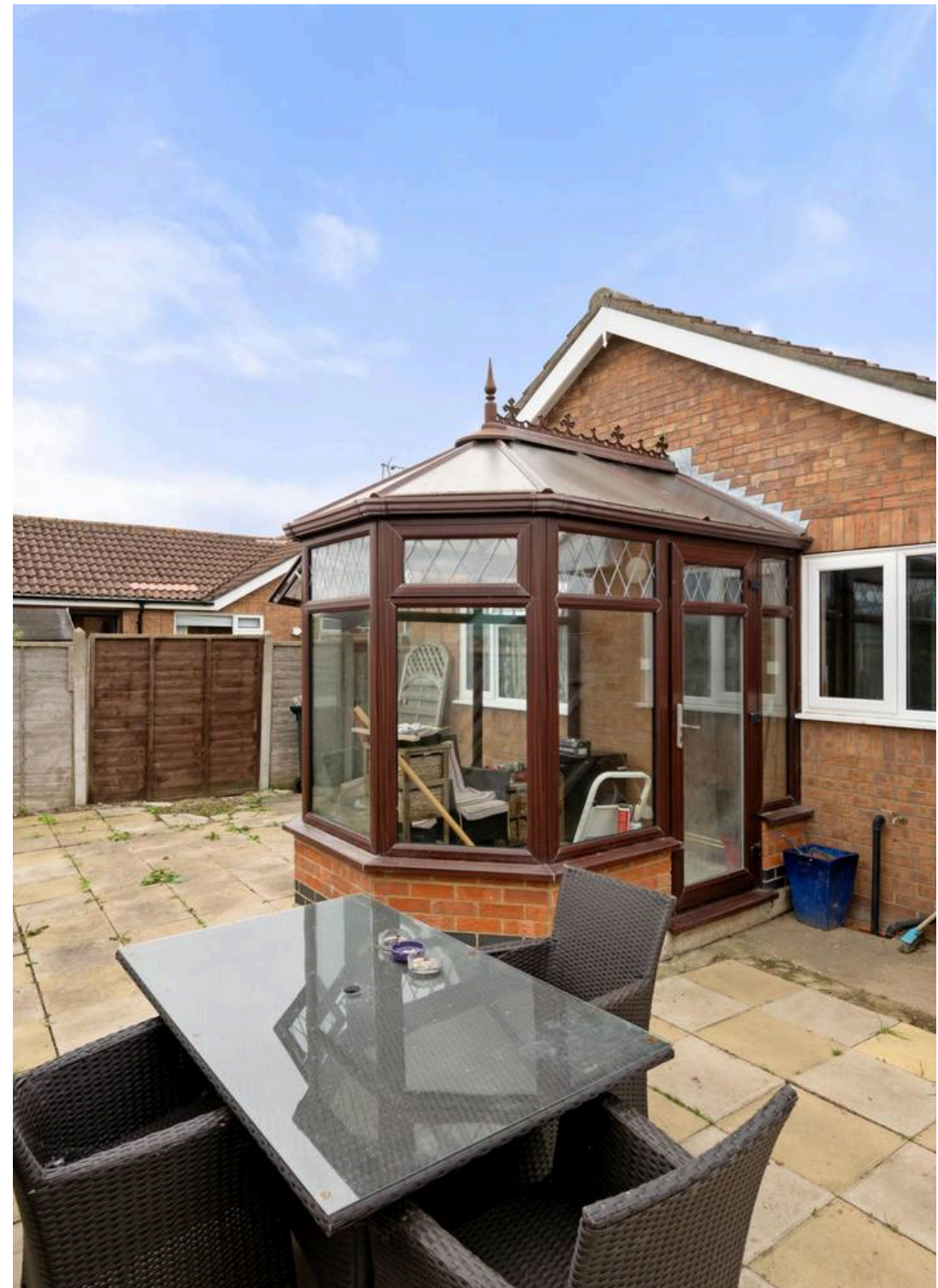
NO CHAIN. A 2 Bedroom Detached Bungalow in a pleasant cul-de-sac location close to the beach and North Shore golf course. With Hall, Kitchen, Living Room, Conservatory and Bathroom. There are front and rear gardens, Garage and driveway.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## ACCOMMODATION

### HALL

With radiator, built in cupboard, access to loft space.

### LIVING ROOM

16' 8" x 11' 0" (5.08m x 3.36m)

With pvc bow window to the front elevation, coal effect fire in a decorative wooden surround, radiator.

### KITCHEN

10' 3" x 8' 8" (3.13m x 2.63m)

With base and wall units, worksurfaces with tiled splash backs, inset stainless steel sink unit with mixer tap over, space for oven, plumbing for washing machine, radiator, wall mounted Gloworm boiler, pvc window to the rear elevation, door to:-

### CONSERVATORY

9' 5" x 6' 8" (2.86m x 2.04m)

Of pvc construction n a low brick wall, pvc door to the garden.

### BEDROOM 1

11' 0" x 12' 8" (3.36m x 3.87m)

With pvc window to the rear elevation, radiator.

### BEDROOM 2

7' 10" x 8' 8" (2.40m x 2.65m)

With pvc window to the front elevation, radiator.

### BATHROOM

5' 9" x 8' 0" (1.76m x 2.45m)

With panelled bath with shower attachment over and screen, vanity unit with wash basin, WC, radiator, pvc window to the side elevation, part tiled walls.



## OUTSIDE

To the front is a lawned garden with shrub beds. To the side is a concrete driveway and a further concrete driveway leads to the:-

## GARAGE

With up and over door. A side gate opens on the rear garden which is mainly paved for lower maintenance.

## 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.

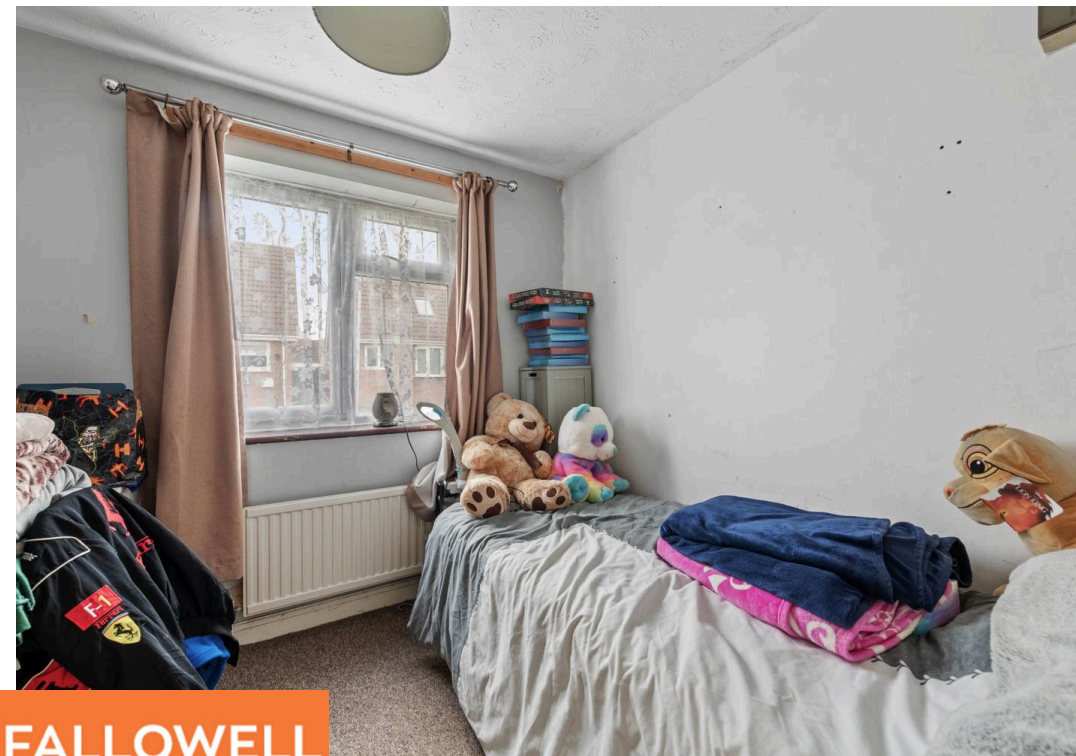
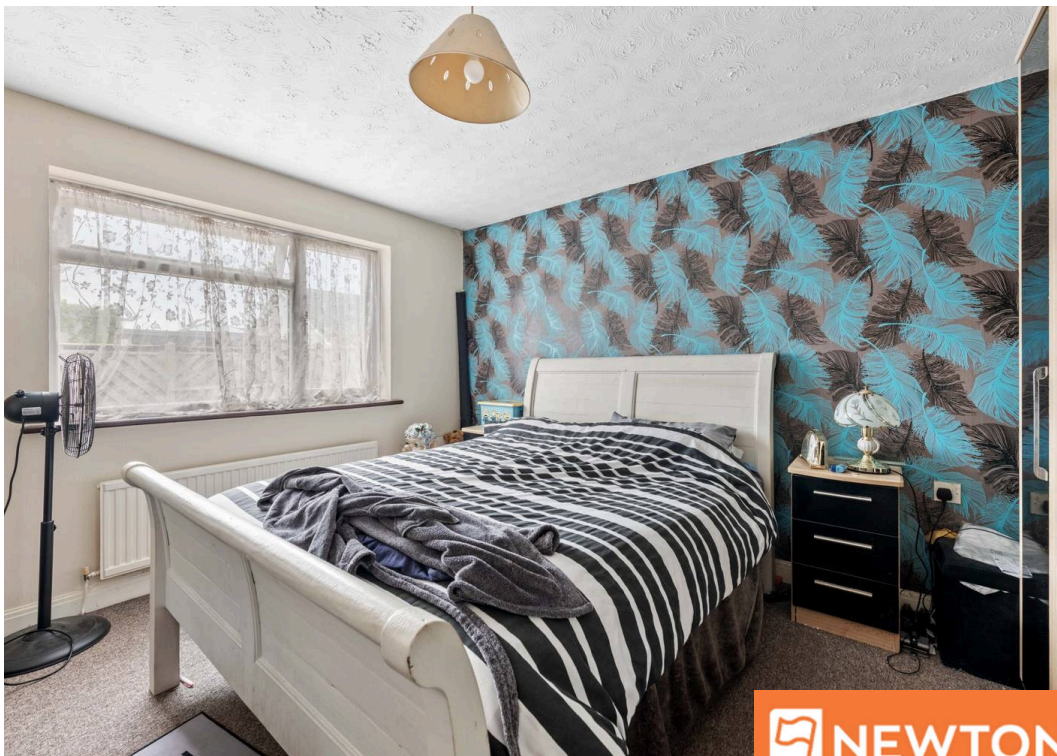
## VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

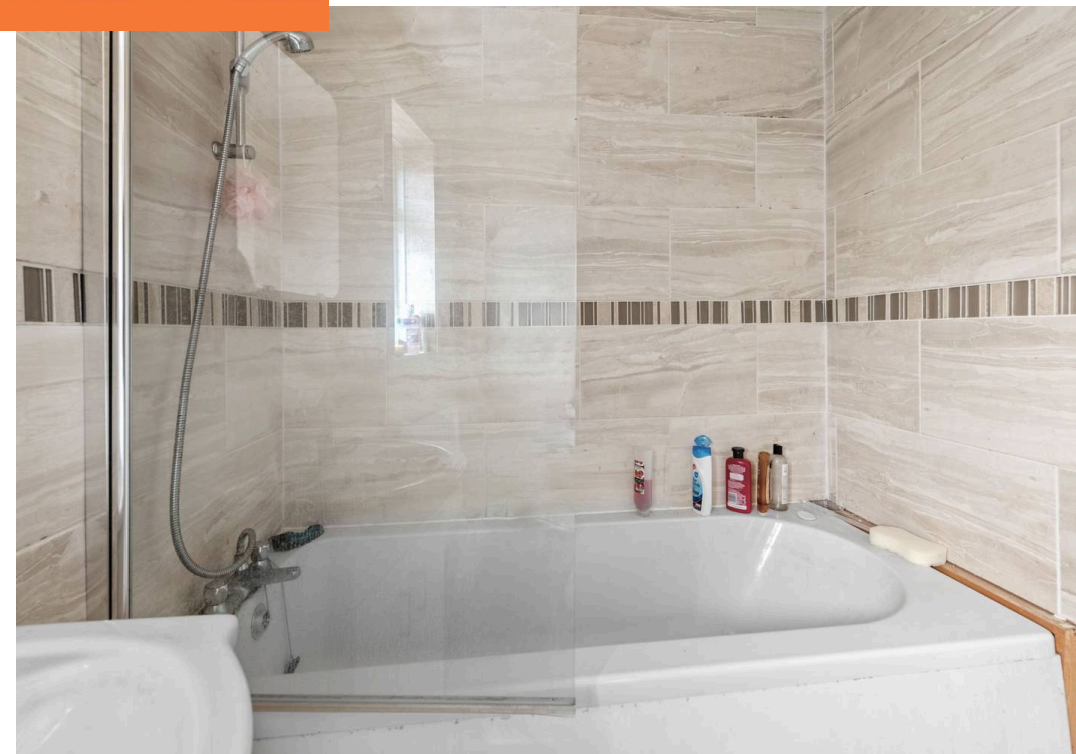
## COUNCIL TAX

Charging Authority – East Lindsey District Council Band B - 2024/25 - £1,683.11



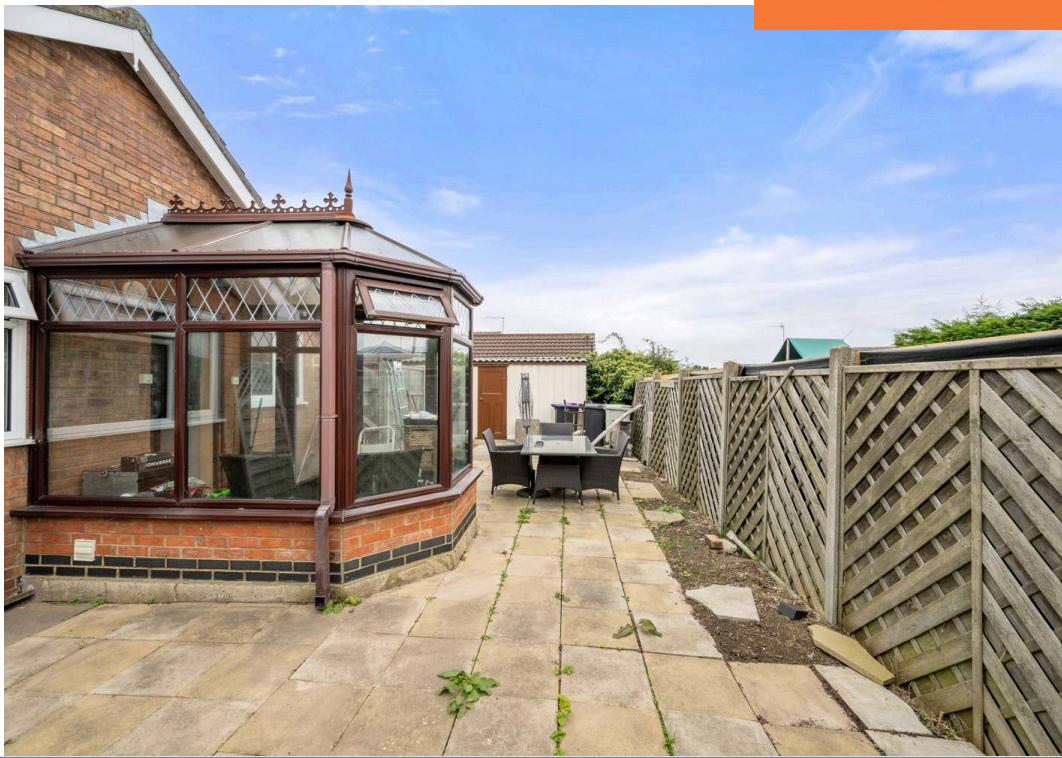


 **NEWTON FALLOWELL**





 **NEWTON FALLOWELL**



**Ground Floor**  
Approx. 62.7 sq. metres (674.9 sq. feet)



Total area: approx. 62.7 sq. metres (674.9 sq. feet)

### **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 is £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.

### **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. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



## Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • [skegness@newtonfallowell.co.uk](mailto:skegness@newtonfallowell.co.uk) • [www.newtonfallowell.co.uk/skegness](http://www.newtonfallowell.co.uk/skegness)

