



10 Green Lane

Skegness, Skegness

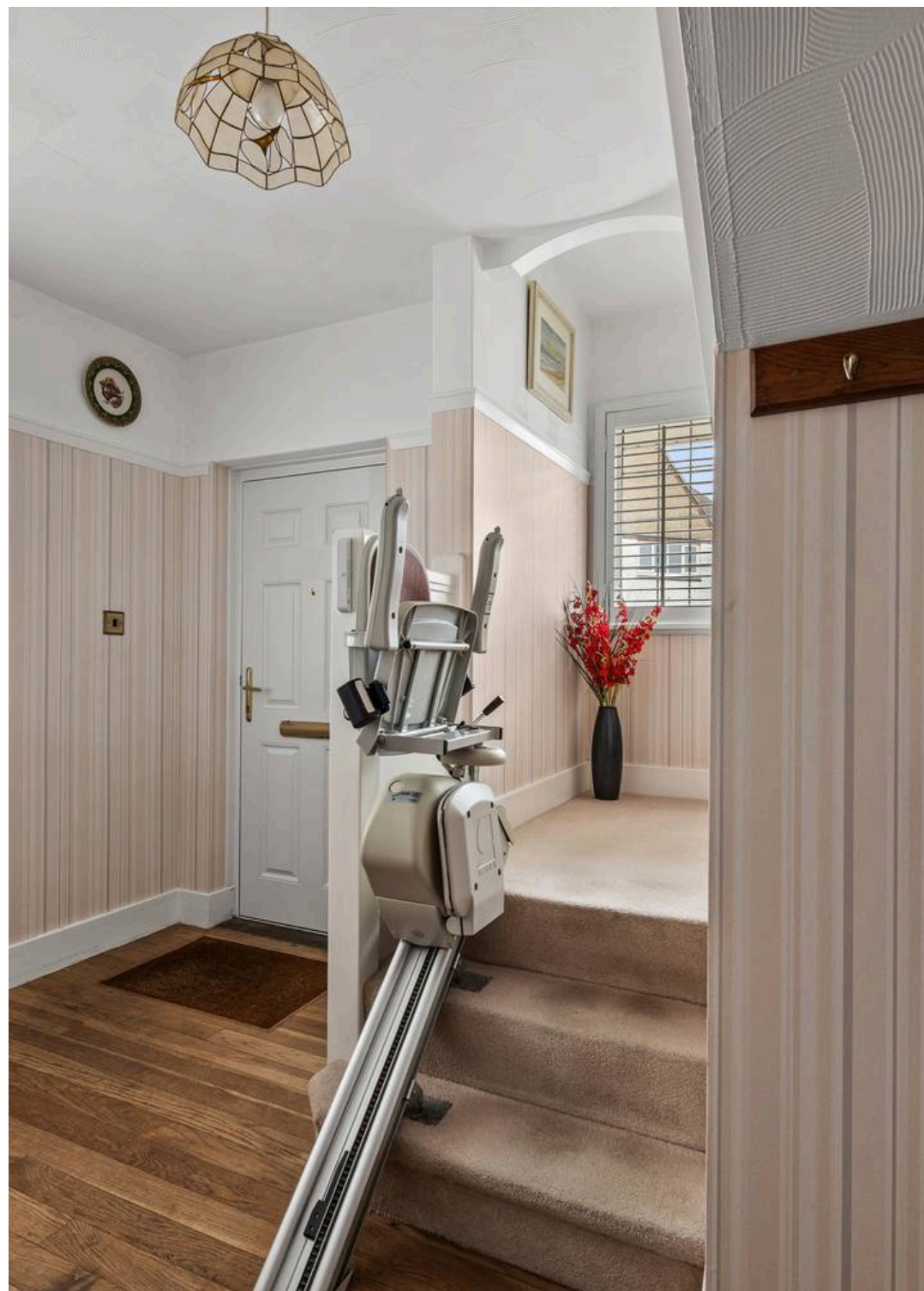
NO ONWARD CHAIN. An attractive 4 Bedroom house situated in the popular area of Seacroft close to the Beach and Golf Course. The accommodation comprises Entrance Hall, W.C, open plan Lounge & Dining Room with patio doors to the rear garden, fitted Kitchen and Utility Room. To the first floor are 4 Bedrooms and a family Bathroom with separate Shower. This well maintained property benefits from gas central heating and pvc double glazed windows, many of which are fitted with modern shutter blinds. There are low maintenance gardens to the front and rear, a block paved drive and rear set Garage. Viewing is essential to appreciate this lovely family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





ACCOMMODATION

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

HALLWAY

With pvc window to the side elevation with shutter, radiator, stairs to first floor.

W.C

With opaque pvc window to the side elevation, pedestal hand basin, W.C, built in cupboard housing the Worcester gas central heating boiler.

LOUNGE

16' 2" x 11' 11" (4.92m x 3.64m)

With walk in pvc bay window with fitted shutters to the front elevation, radiator, decorative fireplace surround with marble effect hearth and inset coal effect gas fire, opening to the:-

DINING ROOM

12' 4" x 11' 5" (3.76m x 3.48m)

With radiator, pvc patio doors fitted with shutters opening to the rear garden.

BREAKFAST KITCHEN

16' 0" x 10' 10" (4.87m x 3.30m)

Fitted with a modern range of shaker style base units with worksurfaces above and tiled splashbacks, inset sink unit with mixer tap over, built under double oven with induction hob and extractor hood above, integrated dishwasher, integrated freezer, double wall unit, space for fridge freezer, 2 pvc windows with fitted shutters to the side elevation, door to:-





UTILITY ROOM

6' 6" x 5' 0" (1.99m x 1.53m)

With space and plumbing for washing machine and dryer under a worksurface, opaque pvc window to the side elevation, pvc door to the rear garden.

1ST FLOOR LANDING

To the half landing is a pvc window to the front elevation fitted with shutters and return staircase to the first floor with radiator and access to roof space.

BEDROOM 1

13' 11" x 11' 1" (4.25m x 3.37m)

With pvc window with fitted shutters to the front elevation, hand basin in a vanity unit, radiator.

BEDROOM 2

With pvc window to the rear elevation, radiator.

BEDROOM 3

11' 3" x 7' 8" (3.42m x 2.33m)

With pvc window to the side elevation, radiator, built in cupboard.

BEDROOM 4

9' 11" x 7' 9" (3.02m x 2.35m)

With pvc window to the side elevation, radiator.

BATHROOM

7' 8" x 6' 4" (2.34m x 1.93m)

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





OUTSIDE

To the front is a decorative brick wall with slate chipped garden and shrub borders. A block paved drive leads down the side of the property to the rear set:-

GARAGE

17' 5" x 10' 2" (5.31m x 3.09m)

With up and over vehicle door, light and power connected, pvc window to the side elevation.

REAR GARDEN

A gate to the side opens onto the enclosed rear garden which is paved for lower maintenance with shrub beds and borders.

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 and accompanied by their personnel.

COUNCIL TAX

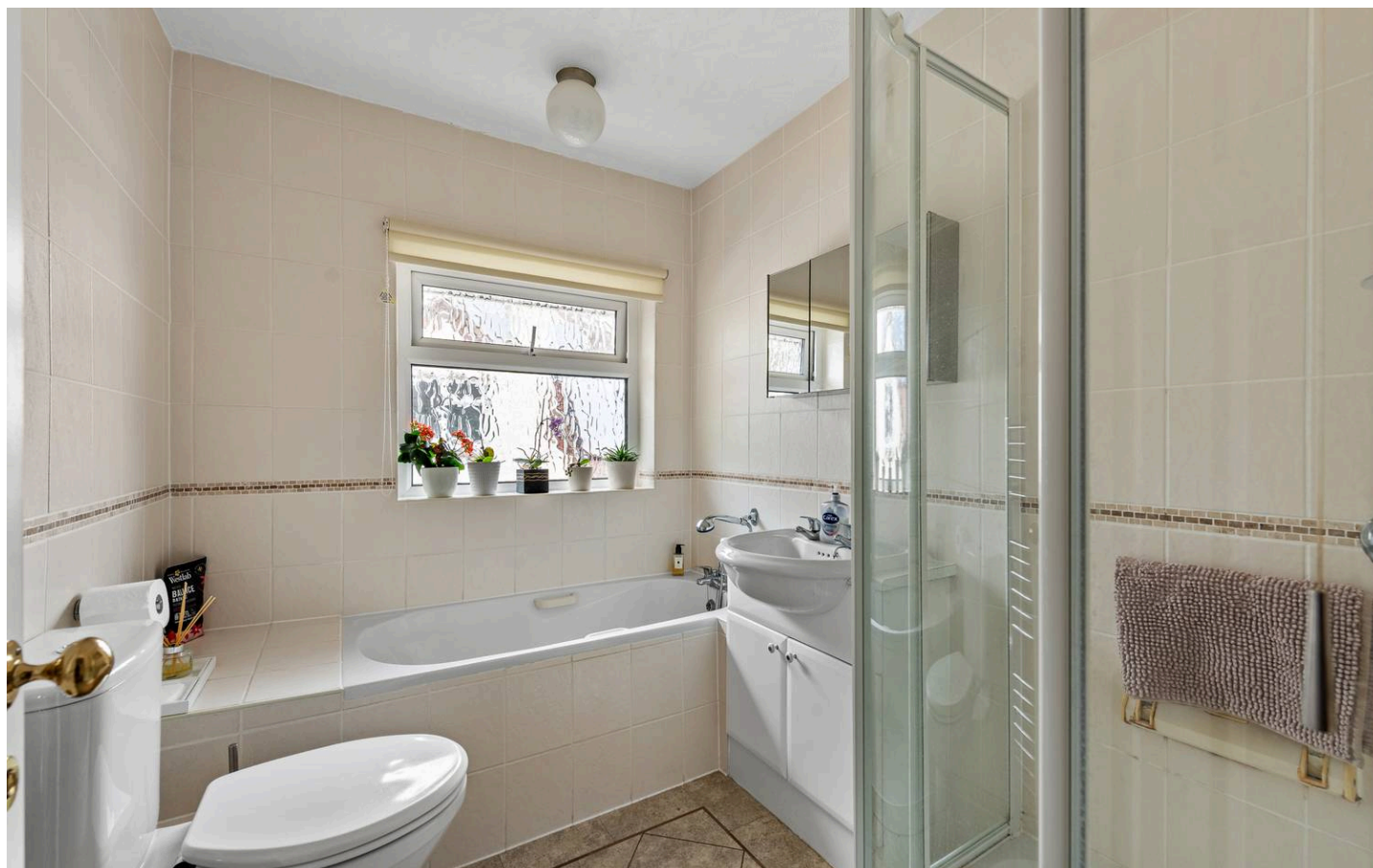
Charging Authority – East Lindsey District Council
Band C - 2026/27 - £2061.93

ANTI MONEY LAUNDERING REGULATIONS

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AGENTS NOTES

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 **NEWTON FALLOWELL**



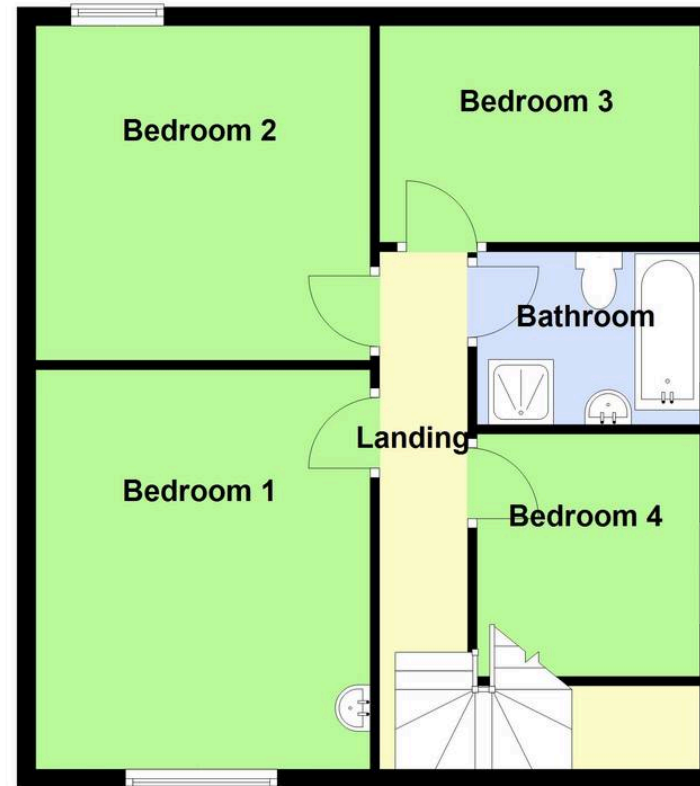
Ground Floor

Approx. 64.0 sq. metres (689.2 sq. feet)



First Floor

Approx. 57.5 sq. metres (619.3 sq. feet)



Total area: approx. 121.6 sq. metres (1308.5 sq. feet)

Newton Fallowell Estate Agents

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

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

