



64a Castleton Boulevard

Skegness, Skegness

NO CHIAN. A 2/3 Bedroom detached bungalow close to the beach and town centre with low maintenance gardens and off street parking. The versatile accommodation comprises Kitchen, 19 ft Lounge/Diner, Shower Room, 2 double Bedrooms, Dining Room/3rd Bedroom with door opening to the former garage which is now a Hobby Room. The property benefits from gas central heating (new boiler 2022).

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





ACCOMMODATION

Entrance is on the side elevation via a wooden glazed door to the:-

KITCHEN

11' 7" x 8' 5" (3.52m x 2.57m)

Fitted with base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl sink unit, built in double oven, electric hob, integrated fridge, space for fridge freezer, further appliance spaces, double glazed window to the side elevation.

LOUNGE / DINER

19' 3" x 11' 2" (5.86m x 3.41m)

With wood double glazed windows to the front and side elevations (with secondary double glazing), radiator, fireplace surround with inset electric fire.

INNER HALL

With access to roof space.

BEDROOM 1

11' 11" x 7' 3" (3.64m x 2.22m)

With wooden double glazed window (and secondary glazing) to the side elevation, radiator.

BEDROOM 2

10' 10" x 9' 8" (3.29m x 2.94m)

With wooden double glazed window (and secondary glazing) to the rear elevation, radiator.

SHOWER ROOM

6' 6" x 5' 7" (1.99m x 1.71m)

Fitted with a corner shower enclosure with body jets, hand basin, W.C, tiled walls and floor, wooden double glazed window to the side elevation, radiator.



BEDROOM 3 / DINING ROOM

9' 2" x 7' 4" (2.80m x 2.23m)

With wooden double glazed window (and secondary glazing), radiator, door to:-

HOBBY ROOM

12' 6" x 9' 2" (3.82m x 2.80m)

Being the former garage with radiator, door to rear garden.

OUTSIDE

Double vehicle gates open onto a concrete driveway. The front garden is paved for lower maintenance and also provides additional parking.

A gate to the side of the bungalow leads to a seating area in front of the former Garage which has a STORE to the the front section with up and over door. To the rear of the bungalow is a concreted yard area.

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.

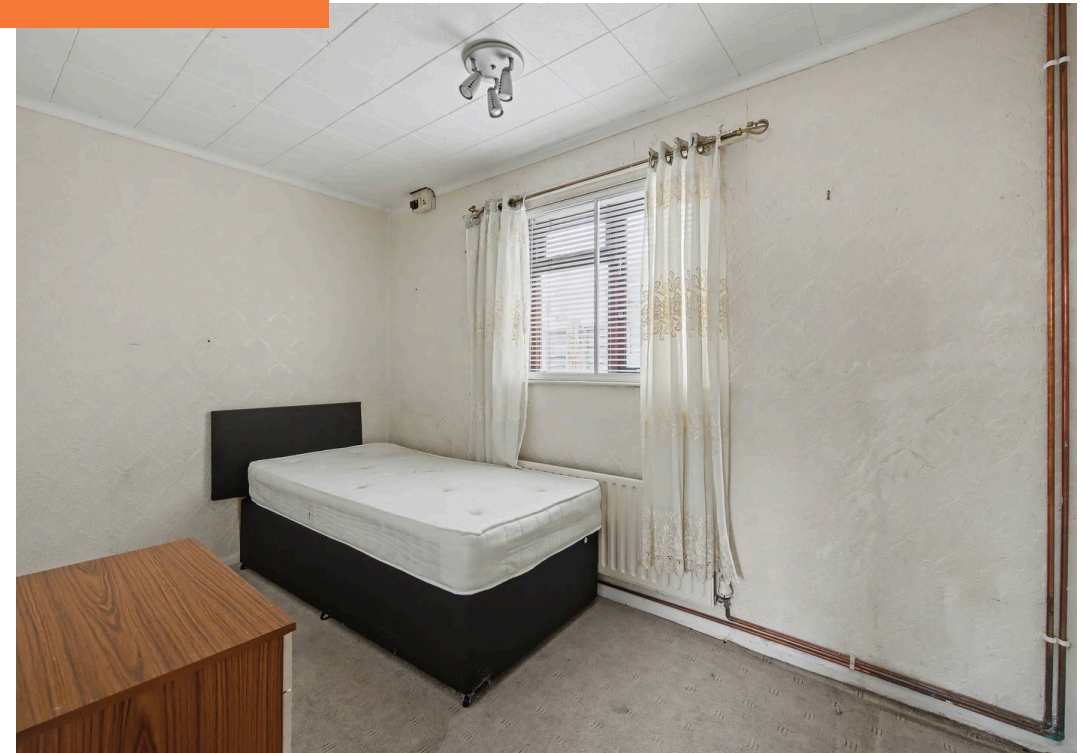
COUNCIL TAX

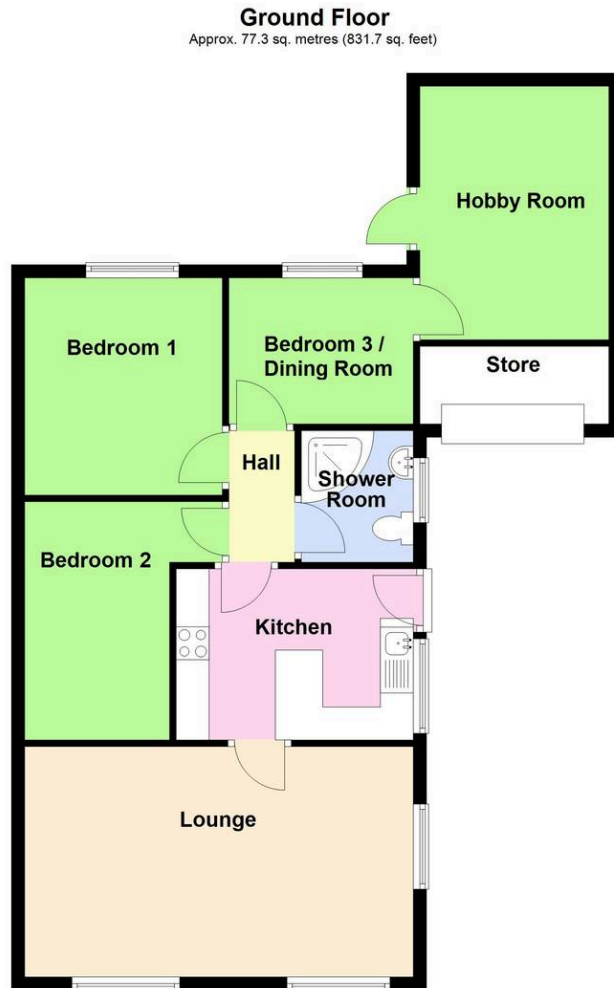
Charging Authority – East Lindsey District Council Band B - 2026/27 - £1,804.19





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Newton Fallowell Estate Agents

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

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

