



 **NEWTON**
FALLOWELL

Cherry Trees, Beacon Way, Skegness – PE25 1HL
£325,000

Cherry Trees Beacon Way

Skegness

NO CHAIN. A beautifully presented 3/4 Bedroom Detached House situated to the west of Skegness convenient for local shops, doctors and the schools. The spacious and well laid out accommodation comprises Entrance Hall, Lounge, 22' Dining Kitchen, Sitting Room opening onto a covered seating terrace, Study/Bedroom 4, Utility Room and ground floor W.C. To the first floor is a Master Bedroom with En-Suite Shower Room, two further Bedrooms and Bathroom. A block paved drive provides parking for upto 4 cars and a touring caravan and leads to a detached Garage and enclosed rear garden. Viewing is essential to appreciate this ready to move into family home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C







ACCOMMODATION

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

ENTRANCE HALL

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

LOUNGE

20' 3" x 12' 10" (6.17m x 3.90m)

With pvc bow window to the front elevation, two radiators, feature fireplace with inset coal effect gas fire, glazed double doors to the hallway.

DINING KITCHEN

22' 0" x 13' 1" (6.71m x 3.99m)

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap over, four ring gas hob with extractor hood above, tall unit housing a Hotpoint double oven, space for tall fridge and freezer, island unit with cupboards and drawers, pvc windows to the front and side elevations, radiator and karndene flooring leading through to the-

SITTING ROOM

14' 3" x 12' 2" (4.34m x 3.72m)

With pvc sliding patio doors to the rear garden, radiator.

STUDY / BEDROOM 4

13' 0" x 10' 0" (3.97m x 3.05m)

With pvc window to the rear elevation, radiator



UTILITY ROOM

12' 2" x 7' 2" (3.72m x 2.19m)

With base units with worksurfaces above and inset sink unit, spaces for washing machine and dryer, tall larder units, wall mounted gas central heating boiler, pvc window and pvc door to the rear elevation tiled floor, door to:-

W.C

7' 1" x 3' 9" (2.16m x 1.15m)

With W.C with concealed cistern, hand basin in a vanity unit, pvc window to the side elevation, tiled walls and floor, chrome ladder towel radiator.

FIRST FLOOR LANDING

With skylight window, access to roof space with pull down ladder and light, radiator, large built in airing cupboard housing the hot water cylinder.

BEDROOM 1

16' 3" x 10' 10" (4.95m x 3.30m)

With pvc window to the front elevation, radiator, an extensive range of built in wardrobes forming a bed recess with lockers over and bedside cabinets, further wardrobes to one wall and matching cabinet and drawers, door to:-

EN-SUITE SHOWER ROOM

6' 8" x 5' 5" (2.04m x 1.65m)

With tiled shower enclosure, W.C with concealed cistern, hand basin in a vanity unit, tiled walls, skylight window, chrome ladder towel radiator.

BEDROOM 2

13' 7" x 9' 6" (4.13m x 2.89m)

With pvc window to the side elevation, radiator, a range of built in wardrobes to one wall.

BEDROOM 3

12' 2" x 9' 11" (3.72m x 3.03m)

With pvc window to the front elevation, radiator.

BATHROOM

8' 11" x 5' 6" (2.71m x 1.68m)

With corner bath with mains shower over, hand basin in a vanity unit, W.C with concealed cistern, tiled walls, chrome ladder towel radiator, skylight window.



OUTSIDE



BATHROOM

8' 11" x 5' 6" (2.71m x 1.68m)

With corner bath with mains shower over, hand basin in a vanity unit, W.C with concealed cistern, tiled walls, chrome ladder towel radiator, skylight window.

OUTSIDE

The property is approached over a sweeping block paved drive which is bordered by a low brick wall with mature edged shrub borders, space for a touring caravan with turning point and leading to the:-

GARAGE

17' 0" x 10' 6" (5.18m x 3.20m)

With up and over door, light and power connected, storage to the eaves. The enclosed rear garden has a shaped lawn with mature shrub borders, paved paths and a paved patio seating area with pergola over adjacent to the sitting room.

TENURE

Freehold.

SERVICES

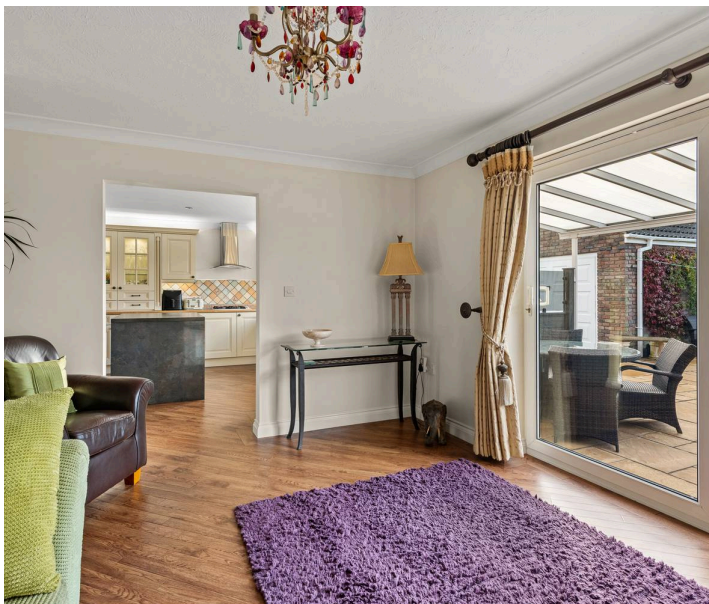
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

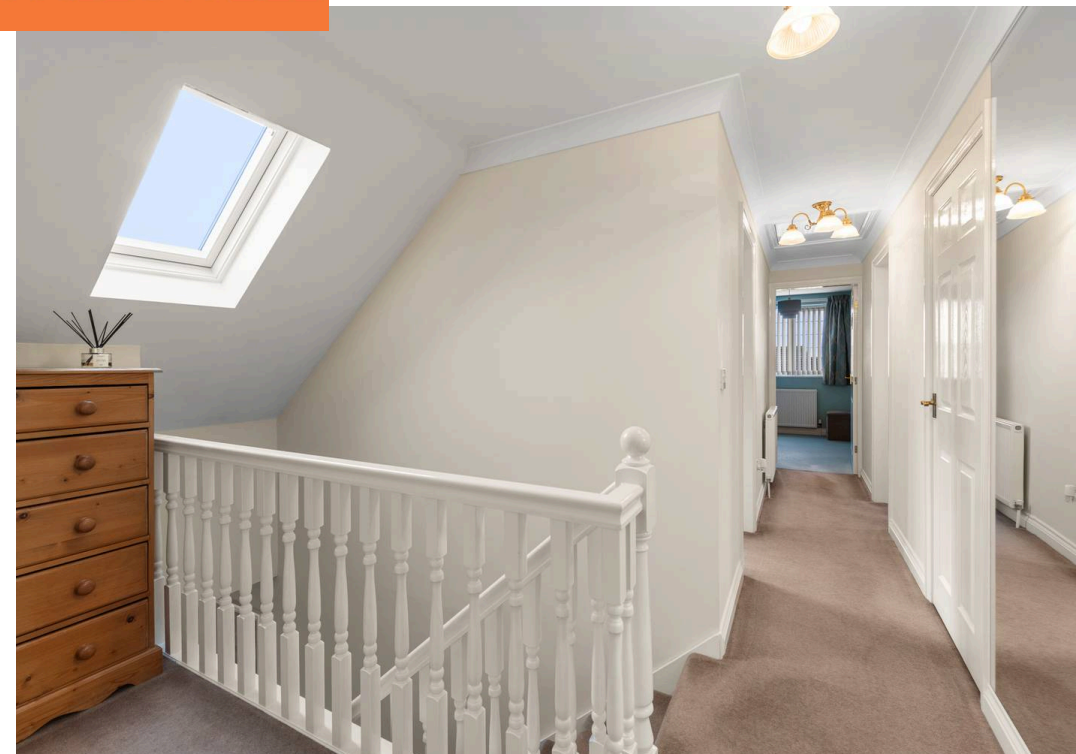
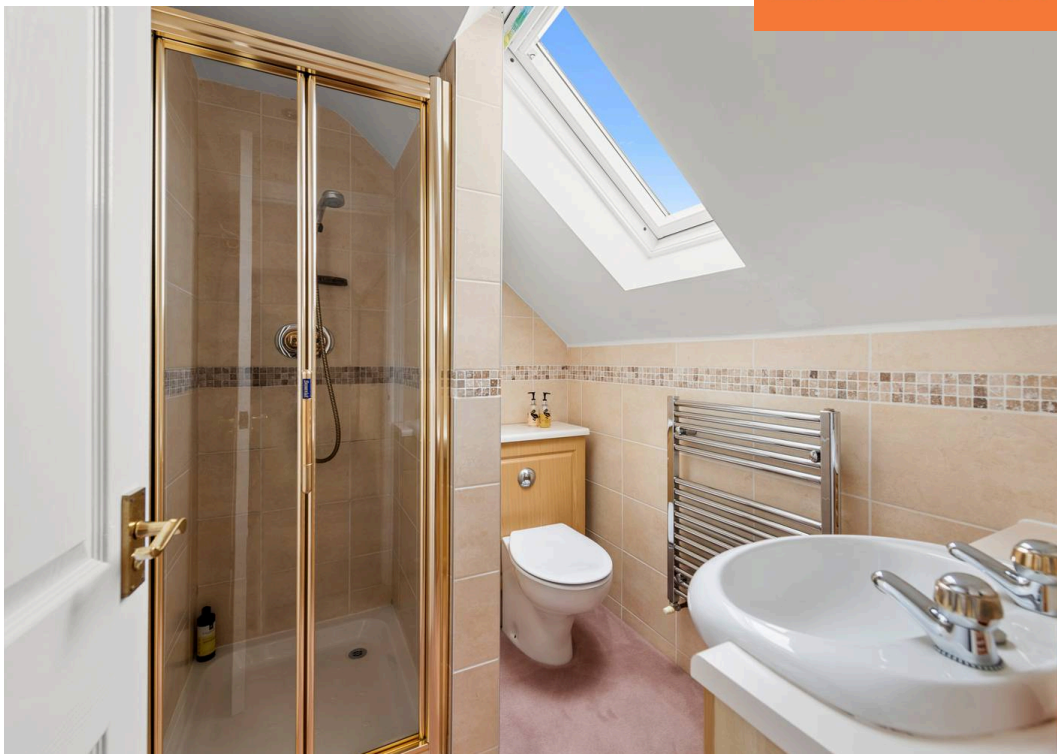
COUNCIL TAX

Charging Authority – East Lindsey District Council
Band D - 2025/26 - £2241.48



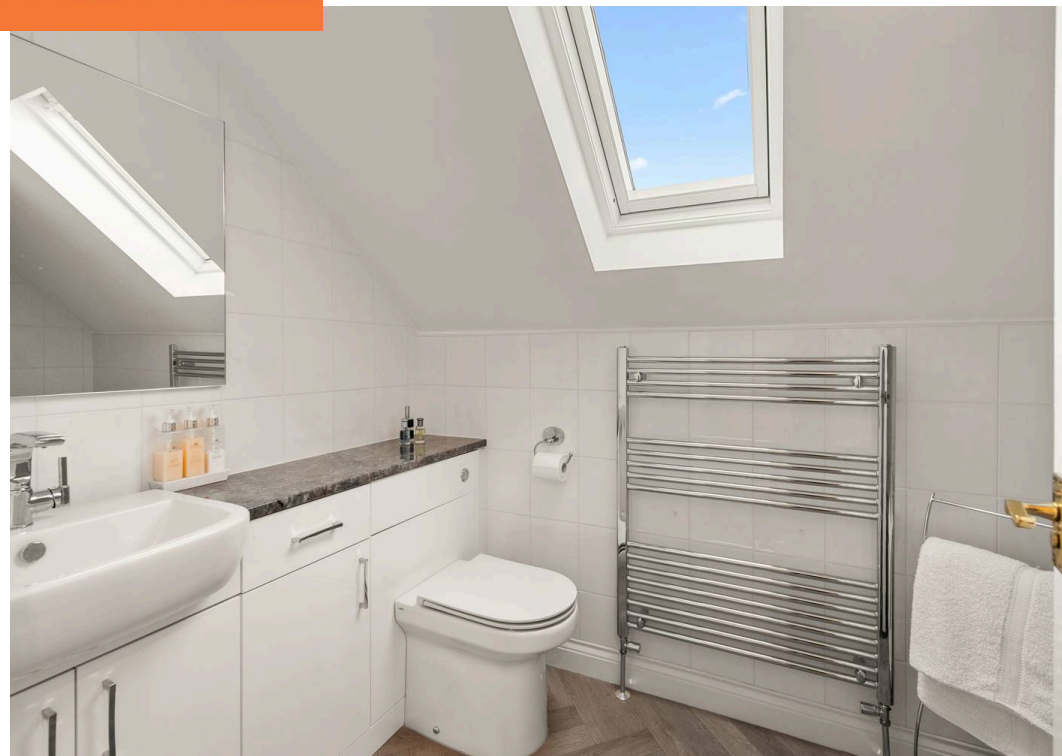


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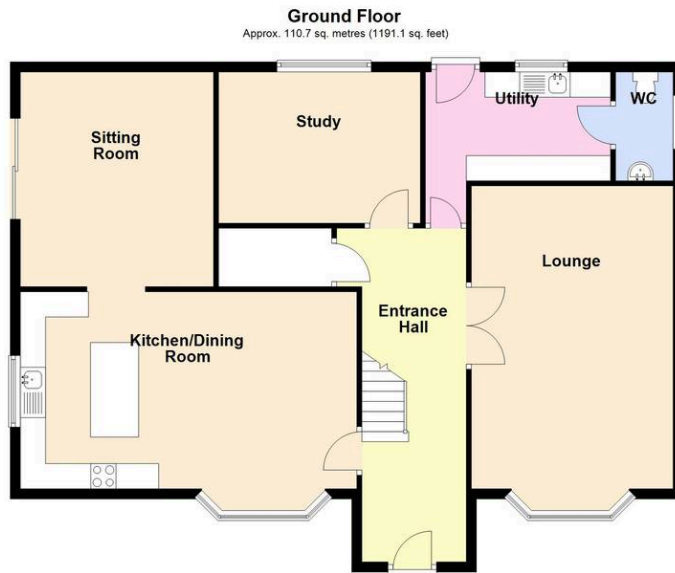
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Total area: approx. 176.9 sq. metres (1904.1 sq. feet)

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.

ANTI MONEY LAUNDERING REGULATIONS

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