



 **NEWTON**
FALLOWELL

9 Clarendon Road, Skegness – PE25 2EY
£289,000

9 Clarendon Road

Skegness

NO CHAIN. A beautifully presented and modernised 3 Bedroom Detached House in a popular cul-de-sac location with frontage parking and enclosed rear garden with Hot Tub. The accommodation comprises Entrance Hall, Living Room, stylish Dining Kitchen, 3 double Bedrooms and a Shower Room. A useful garden Room with a Shower Room is currently used for additional accommodation but could be suited to a variety of different uses (subject to any necessary consents). The property benefits from gas central heating and pvc double glazing. Viewing essential !!. EPC Rating C

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





ACCOMMODATION

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

HALLWAY

With stairs to first floor, radiator, downlights to ceiling.

LIVING ROOM

14' 2" x 11' 10" (4.33m x 3.61m)

With walk in pvc bay window to the front elevation, downlights to ceiling, wall mounted T.V point, recessed fireplace with recess for an electric fire.

DINING KITCHEN

18' 5" x 11' 5" (5.62m x 3.48m)

Fitted with a modern range of base and wall units, worksurfaces with matching upstands, composite 1 1/2 bowl sink unit with mixer tap over, integrated dishwasher, washing machine and tumble dryer, built in oven and microwave, electric hob with extractor hood above, wall mounted Ideal gas central heating boiler, space for a fridge freezer, radiator, pvc window to the side elevation, pvc french doors to the rear garden.

FIRST FLOOR LANDING

With pvc window to the side elevation, access to roof space, downlights to ceiling.

SHOWER ROOM

7' 4" x 6' 3" (2.23m x 1.90m)

Fitted with a corner shower enclosure with wetroom panelling, W.C with concealed cistern, hand basin in a vanity unit, heated towel radiator, opaque pvc window to the rear elevation, downlights to ceiling.

BEDROOM 1

11' 11" x 11' 7" (3.64m x 3.52m)

With pvc window to the rear elevation, radiator, wall mounted T.V point, downlights to ceiling.



BEDROOM 2

12' 0" x 10' 2" (3.65m x 3.09m)

With pvc window to the front elevation, radiator downlights to ceiling.

BEDROOM 3

9' 2" x 8' 0" (2.80m x 2.43m)

With pvc window to the front elevation, radiator, wall mounted T.V point, downlights to ceiling.

GARDEN ROOM

Currently set out as additional living accommodation comprising:-

Room

13' 10" x 9' 0" (4.22m x 2.74m)

With roof lantern, french doors opening onto the garden, air-conditioning unit.

Bathroom

9' 0" x 6' 3" (2.75m x 1.90m)

Fitted with a walk in shower enclosure with wet room panelling, glass screen and electric shower, W.C with concealed cistern, hand basin in a vanity unit, heated towel radiator, pvc window.

OUTSIDE

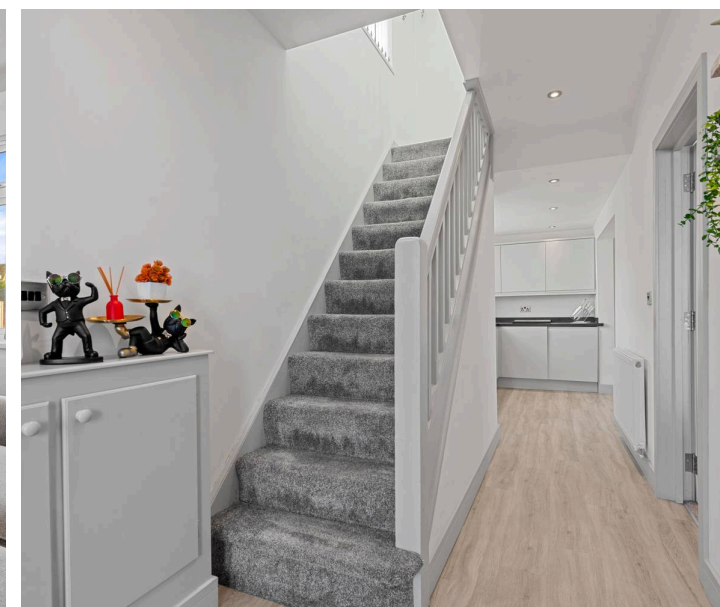
To the front is a gravelled area for parking. A path to the side leads to the enclosed rear garden which includes a lawned area with raised garden borders, gravelled seating area with HOT TUB.

TENURE

Freehold.

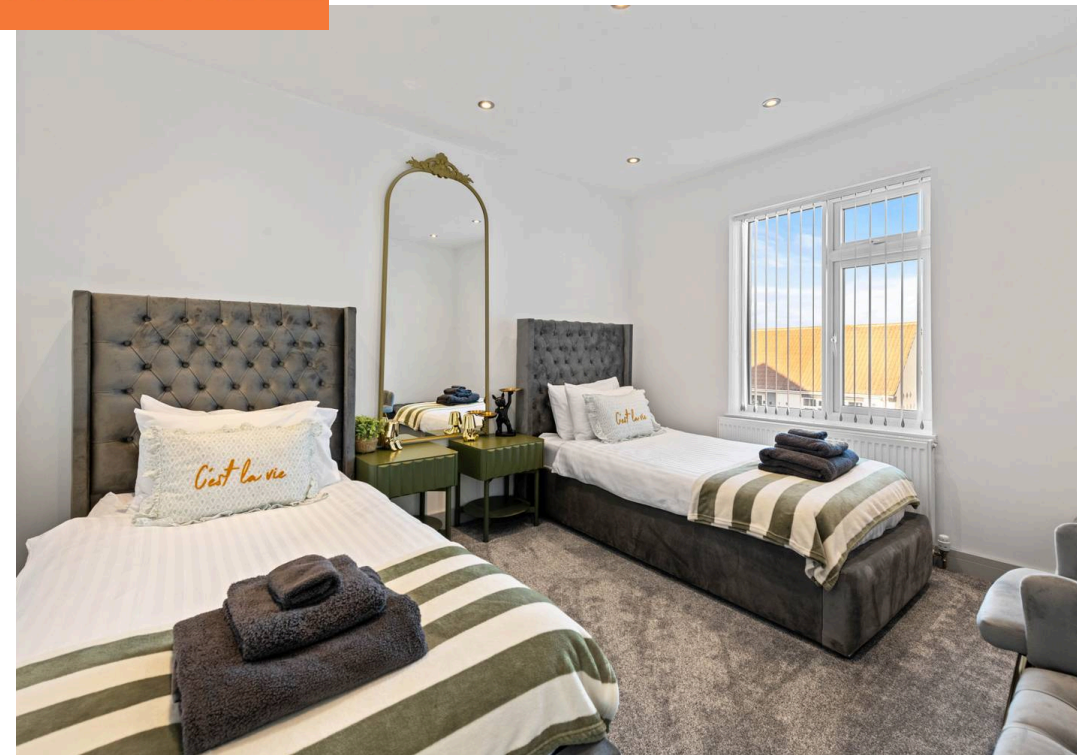
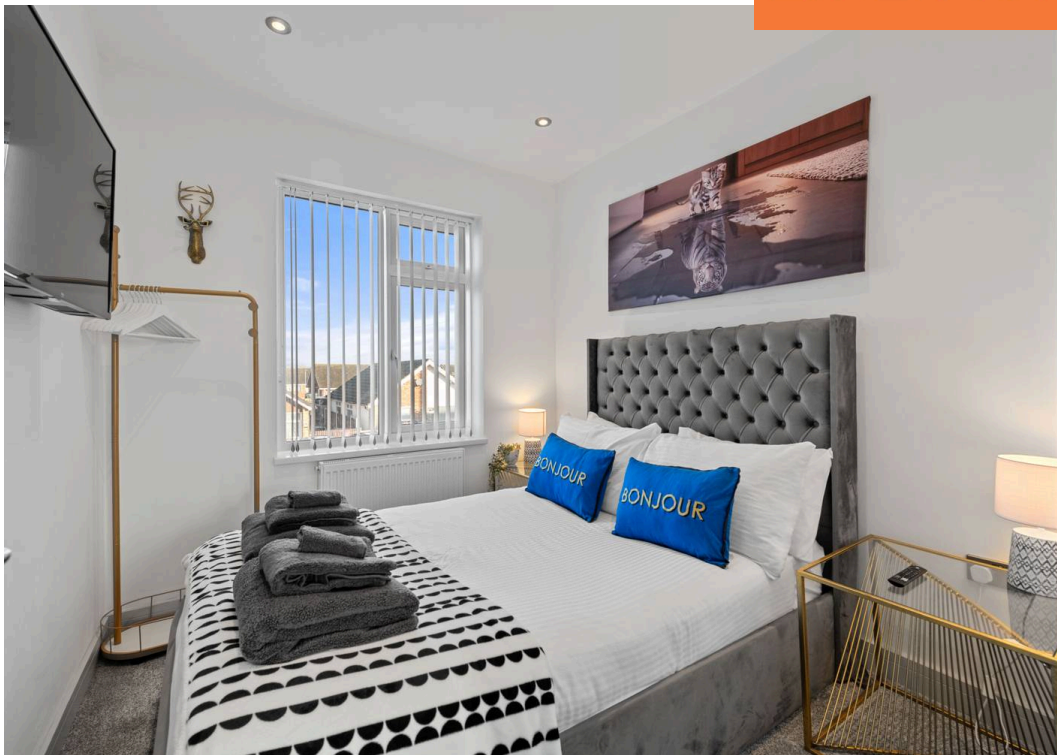
SERVICES

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.





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VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band C
- 2024/25 - £1,923.56

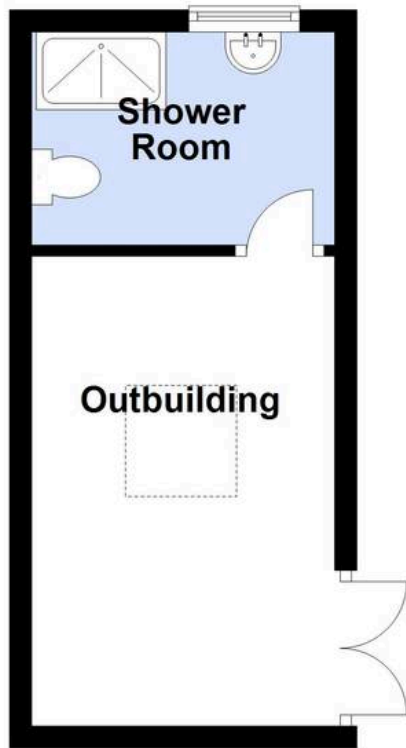
ANTI-MONEY LAUNDERING REGULATIONS

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. The cost of 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.

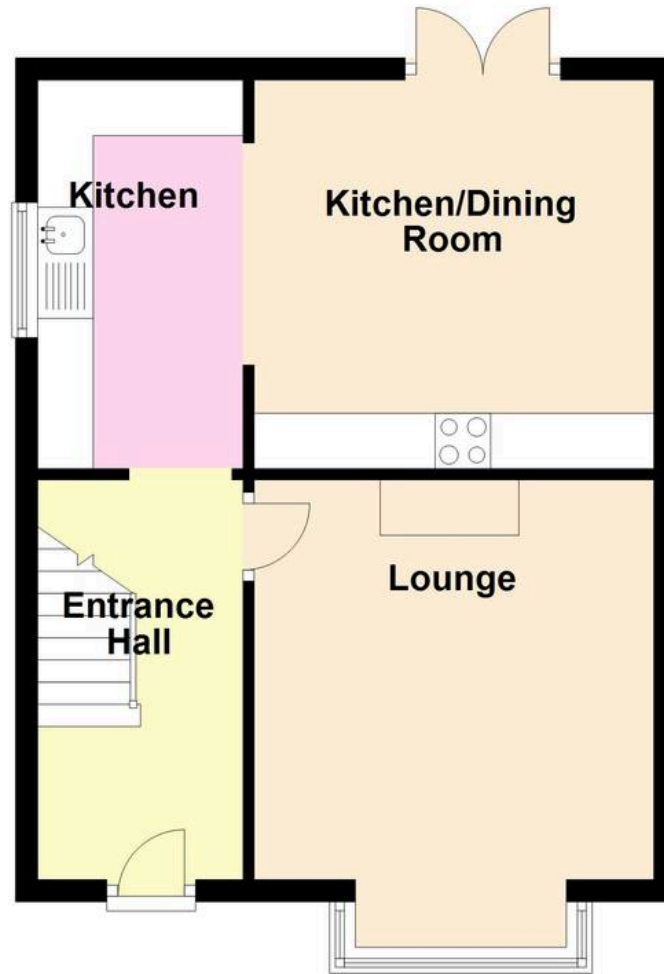
AGENTS NOTES

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.

Outbuilding
Approx. 17.1 sq. metres (183.7 sq. feet)



Ground Floor
Approx. 40.5 sq. metres (436.4 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.1 sq. feet)





Newton Fallowell Estate Agents

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