



 **NEWTON**  
**FALLOWELL**

60 Churchill Avenue, Skegness – PE25 2RN  
£239,950

# 60 Churchill Avenue

## Skegness

A beautifully presented 3/4 Bedroom family house set over three floors with 2 En-Suite Bedrooms, and situated on the popular Lumley Fields Estate close to local shops, schools and the doctors. The accommodation comprises Entrance Hall, Utility Room, W.C, and open plan Kitchen and Living Room to the ground floor with patio doors opening onto the garden. To the first floor is a formal Lounge with Juliette Balcony (or 4th Bedroom), family Bathroom and Bedroom and with 2 further En-Suite Bedrooms to the third floor. The property benefits from gas central heating, enclosed rear garden, parking space and a Garage. EPC Rating B

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## ACCOMMODATION

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

### ENTRANCE HALL

With radiator, stairs to first floor landing.

### W.C

With pvc window to the front elevation, W.C, hand basin,

### UTILITY ROOM

9' 8" x 4' 9" (2.94m x 1.45m)

Fitted with modern base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, space and plumbing for washing machine, space for dryer, pvc window to the front elevation.

### KITCHEN & LIVING ROOM

20' 4" x 14' 4" (6.20m x 4.37m)

Beautifully fitted with a modern range of base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, 5 ring gas hob with stainless steel extractor canopy above, integrated dishwasher, breakfast bar seating area. A bank of tall units to one wall house a built electric double oven and integrated fridge freezer, understairs storage cupboard. To the living area are pvc patio doors to the garden, 2 radiators, T.V aerial point.

### 1ST FLOOR LANDING

With staircase to 2nd floor, radiator.

### LOUNGE/BEDROOM 4

14' 5" x 9' 3" (4.39m x 2.83m)

With pvc patio doors to the front elevation with Juliette Balcony, two vertical radiators.



**BATHROOM**

6' 8" x 6' 6" (2.02m x 1.98m)

Fitted with bath with shower and screen over, hand basin, W.C with concealed cistern, part tiled walls, heated towel radiator.

**BEDROOM 3**

14' 6" x 10' 11" (4.41m x 3.34m)

With pvc window to the rear elevation, radiator.

**2ND FLOOR LANDING**

With access to roof space, radiator.

**BEDROOM 1**

14' 4" x 10' 11" (4.37m x 3.34m)

With pvc window to the front elevation, radiator.

**EN-SUITE SHOWER ROOM**

With tiled shower enclosure with direct shower, pedestal hand basin, W.C, heated towel radiator.

**BEDROOM 2**

14' 6" x 9' 11" (4.41m x 3.01m)

With pvc window to the rear elevation, radiator.

**EN-SUITE SHOWER ROOM**

With tiled shower enclosure with direct shower, pedestal hand basin, W.C, heated towel radiator.





### **OUTSIDE**

To the front is a small slate chipped garden area with path to the front door. A gated path to the side opens onto the enclosed rear garden which includes a paved patio seating area and a faux lawn with low fence and hand gate. To the bottom of the garden is a further slate chipped seating area. A pathway leads to the car parking area where there is a parking space and

### **GARAGE**

The Garage is held under Lease for a term of 999 years from 2017 with an annual ground rent/service charge of approx £200.00.

### **SERVICES**

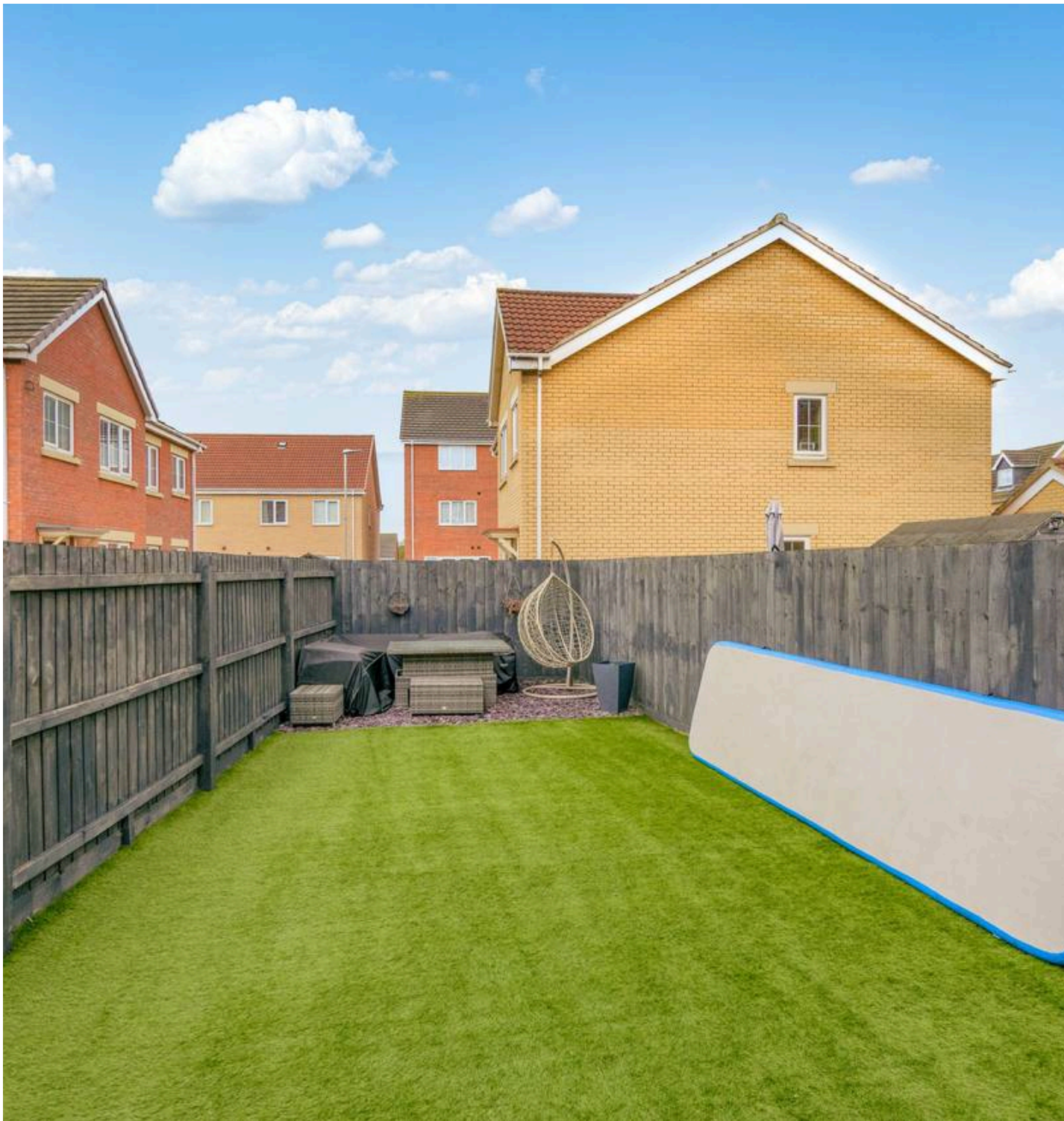
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

### **COUNCIL TAX**

Charging Authority – East Lindsey District Council  
Band C - 2025/26 - £1,992.43







#### **ANTI-MONEY LAUNDERING REGULATIONS**

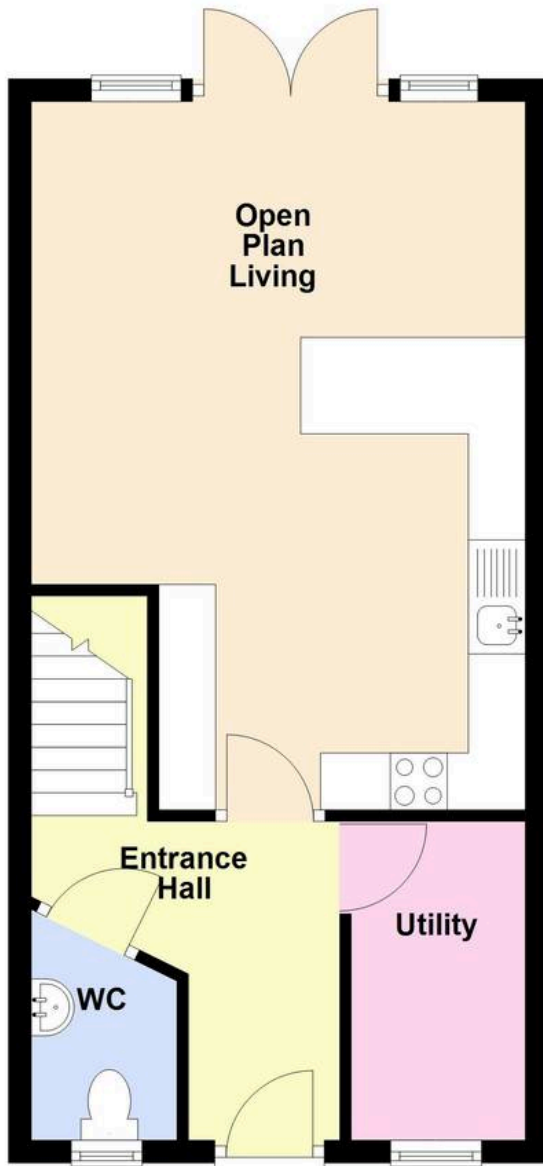
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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 £66 (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.

#### **AGENT'S 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.

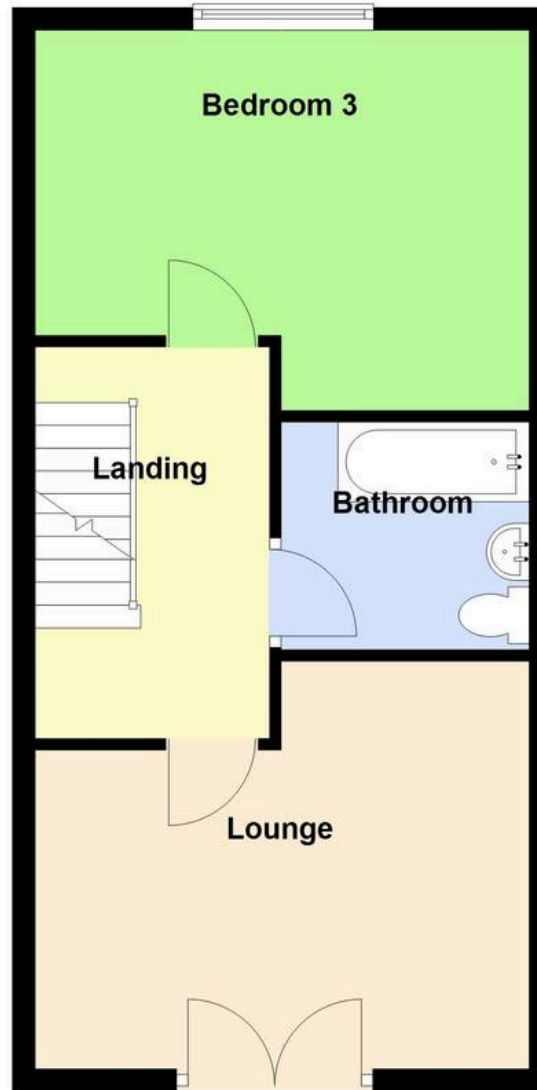
## Ground Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



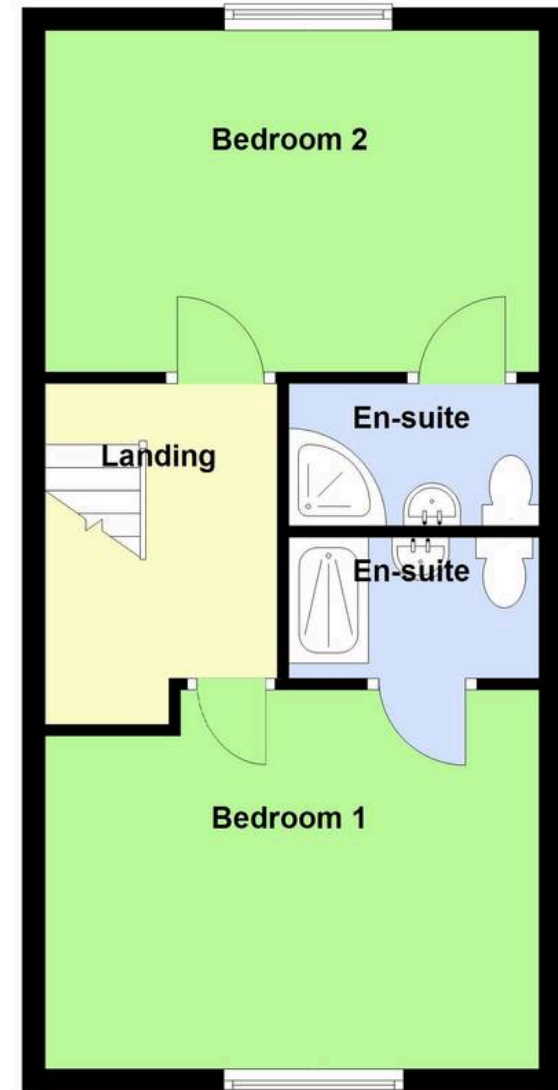
## First Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



## Second Floor

Approx. 39.6 sq. metres (426.0 sq. feet)





## Newton Fallowell Estate Agents

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