NEWTON FALLOWELL

26 Blyton Road, Skegness - PE25 1HG

£165,000

26 Blyton Road

Skegness

No Chain. An immaculate 2 bedroom semi-detached bungalow on the popular Lumley Fields Estate convenient for shops, doctors surgery and schools. The accommodation comprises Entrance Hall, Lounge with patio doors leading out to the garden, modern fitted Kitchen and Bathroom. There are lawned gardens to the front and rear and block paved driveway providing ample parking and a Garage. Viewing is essential to appreciate this ready to move in property. EPC Rating C.

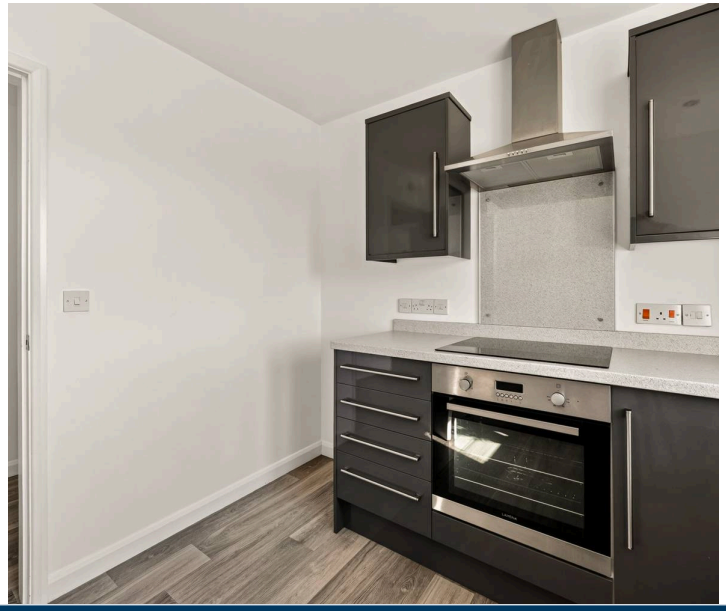
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

NEWTON FALLOWELL



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

HALLWAY
with radiator, access to roof space, built in cupboard with radiator.

KITCHEN
9' 6" x 8' 2" (2.89m x 2.50m)
Fitted with a modern range of base and wall units, worksurfaces with matching upstands, inset 1 1/2 bowl sink unit with mixer tap over, built in oven with electric hob and extractor canopy above, space and plumbing for washing machine, further appliance space, pvc window to the rear elevation

LOUNGE
16' 9" x 11' 3" (5.10m x 3.42m)
With 2 radiators, space for dining table, pvc patio doors opening to the rear garden.

BATHROOM
5' 10" x 5' 9" (1.77m x 1.76m)
Fitted with a panelled bath with direct shower and screen over, pedestal hand basin W.C, radiator, opaque pvc window to the side elevation.

BEDROOM 1
12' 7" x 9' 10" (3.84m x 3.00m)
With pvc window to the front elevation, radiator.

BEDROOM 2
9' 6" x 8' 11" (2.89m x 2.73m)
With pvc window to the front elevation, radiator.

OUTSIDE
To the front is a lawned garden and a block paved drive to the side leads to the:-

GARAGE
17' 10" x 8' 8" (5.43m x 2.64m)
With up and over vehicle door, light and power connected, door to the side elevation.

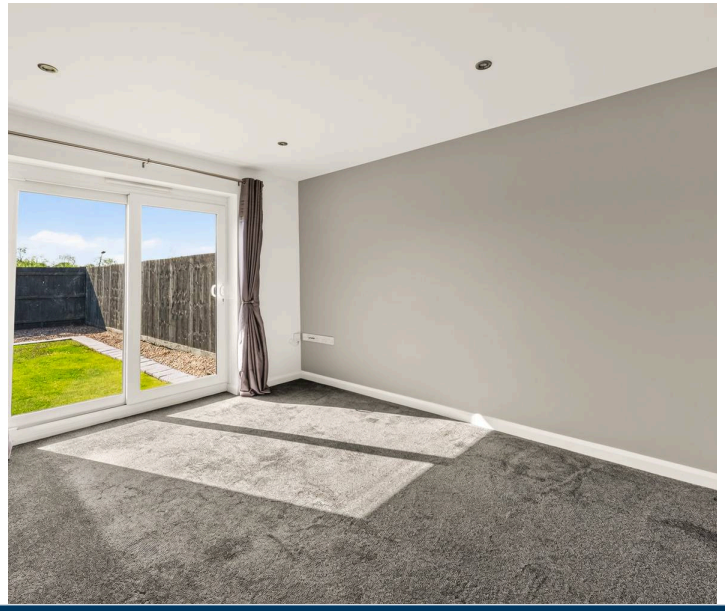
REAR GARDEN
The enclosed rear garden is mainly lawned with gravelled borders and paved paths.

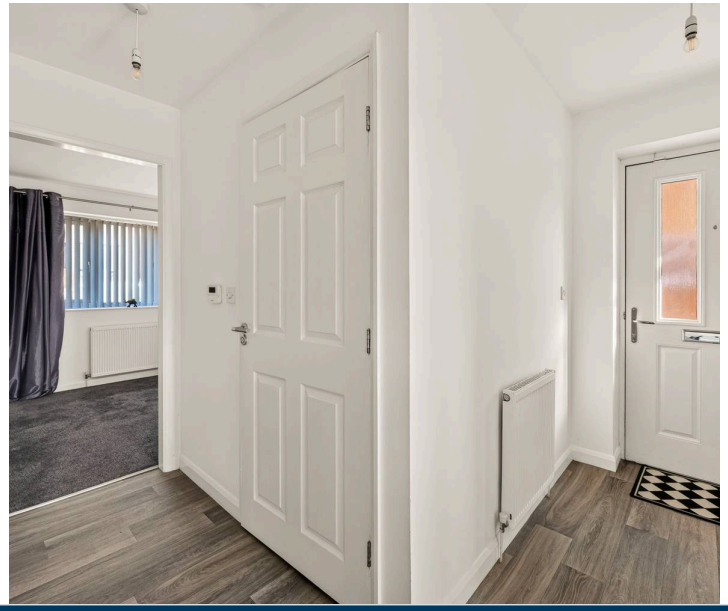
TENURE
Freehold.

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 - £1804.19





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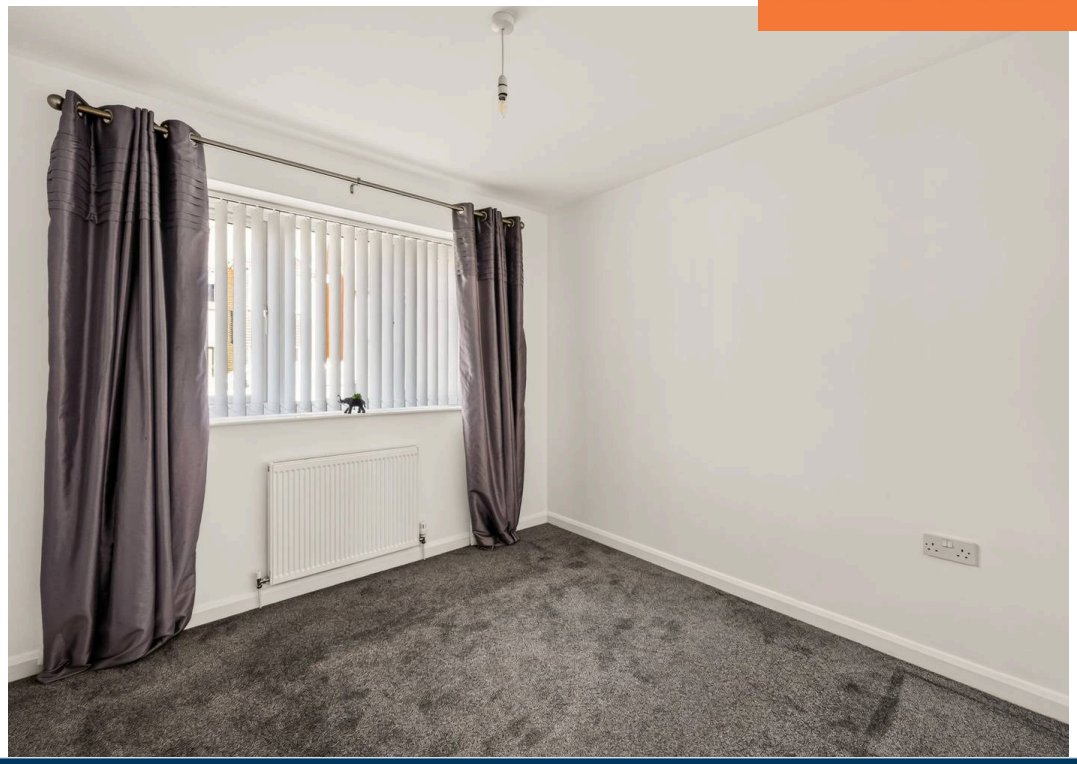

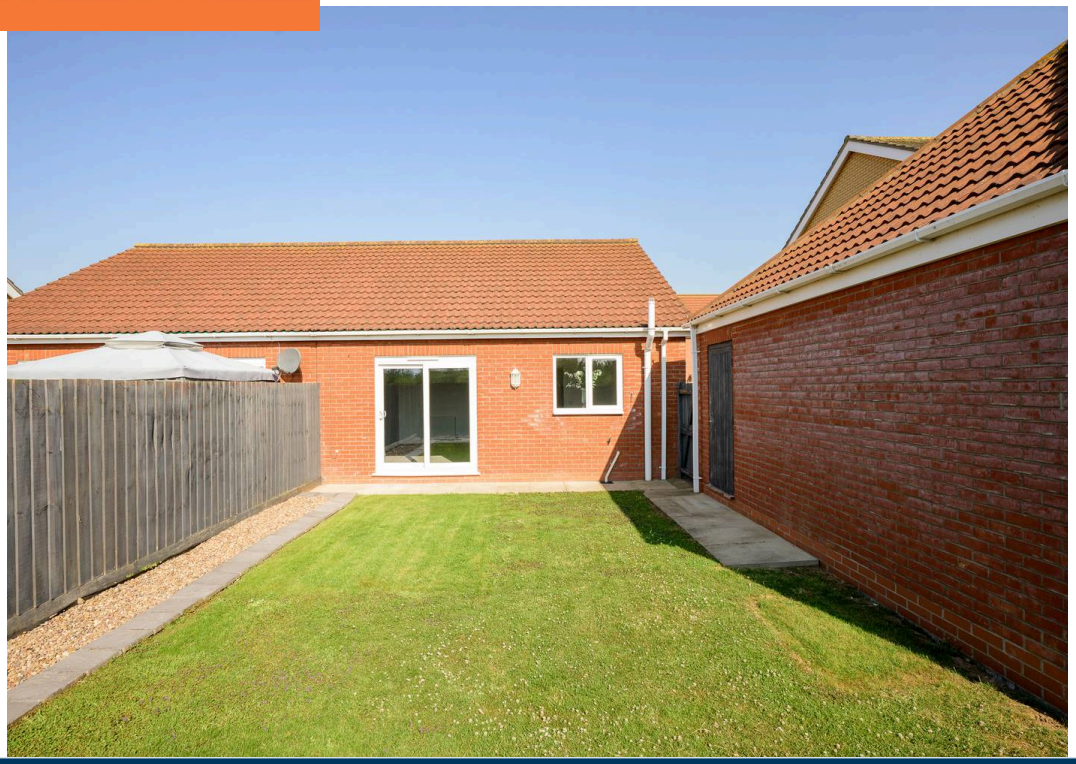

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on 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. There is a charge for these checks of £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

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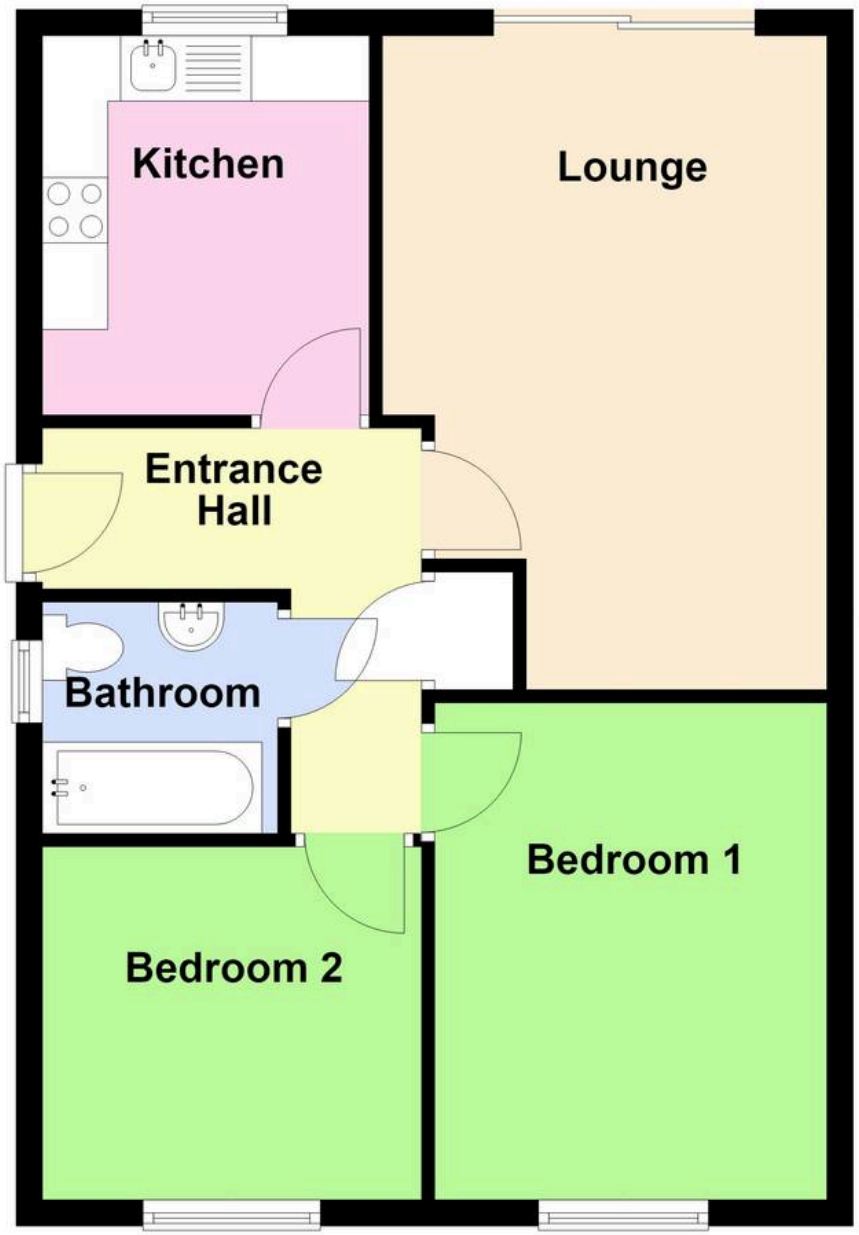
Ground Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



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Total area: approx. 53.4 sq. metres (574.8 sq. feet)

Newton Fallowell Estate Agents

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