



3 Glentworth Crescent, Skegness,  
PE25 2TG



6



3



3

£269,000 Freehold



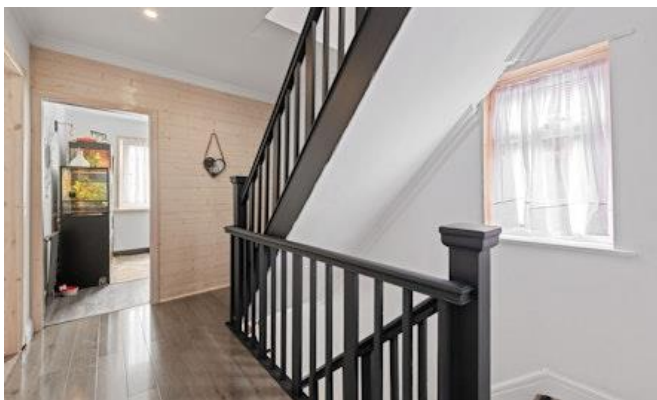
## Key Features

- Substantial House
- Cul-De-Sac Location
- Close To Beach & Town
- Lounge, Dining Room & Conservatory
- Kitchen, W.C
- Master Bedroom Suite
- 2<sup>nd</sup> En-Suite Bedroom
- Off Road parking
- Rear Garden
- EPC Rating D



A substantial 6 Bedroom detached house in a cul-de-sac location close to the beach and town centre. The accommodation is set over three floors and comprises Porch, Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen and ground floor W.C. To the first floor is a Master Bedroom Suite with Dressing Room and lovely En-Suite Bathroom, 2 Bedrooms (one being another en-suite) and with three further Bedroom and a Shower Room to the third floor. There is ample off road parking and a rear garden with Summerhouse. The property benefits from gas central heating, pvc double glazing and solar panels. EPC Rating D





### ENTRANCE PORCH

2.42m x 1.21m (7'11" x 4'0")

Entrance is on the front elevation via pvc double doors opening to the:-

### HALLWAY

With stairs to first floor, modern radiator, high gloss wood effect flooring.

### W.C

With W.C, hand basin in a vanity unit, heated towel radiator, built in cupboard, pvc window to the side elevation.



### LOUNGE

4.7m x 3.63m (15'5" x 11'11")

With pvc bay window to the front elevation, radiator.

### DINING ROOM

4.01m x 3.32m (13'2" x 10'11")

With serving hatch to the kitchen, wood effect flooring, radiator, pvc door with side screens opening to the:-

### CONSERVATORY

3.84m x 3.59m (12'7" x 11'10")

On a low brick wall with pvc windows and opaque polycarbonate roof, tiled floor, vertical radiator.

### KITCHEN

4.03m x 2.13m (13'2" x 7'0") plus 2.36m x 2.34m (7'9" x 7'8") being 'L' shaped. Fitted with a modern range of base and wall units, worksurfaces with matching upstands, inset ceramic sink unit with mixer tap over, space for electric cooker, space for fridge freezer, space and plumbing for washing machine, space for dryer, integrated dishwasher, breakfast bar with radiator under, pvc window to the front elevation, pvc doors to the front and rear elevations.



### Further Kitchen Area

3.79m x 3.51m (12'5" x 11'6")

With wall mounted gas central heating boiler, radiator.

### FIRST FLOOR LANDING

With pvc window to the side elevation, wood effect flooring, return staircase to the second floor.

### BEDROOM 1

3.94m x 3.3m (12'11" x 10'10")

With pvc window to the rear elevation, wood effect flooring, modern vertical radiator with central mirror, door to:-

### EN-SUITE BATHROOM

3.5m x 3.34m (11'6" x 11'0")

Stylishly fitted with a freestanding bath with pillar tap and hand shower attachment, W.C, bidet, hand basin in a vanity unit, large corner shower enclosure with electric shower, tiled walls and floor, 2 modern vertical towel radiators, pvc window to the side elevation.

### DRESSING ROOM

3.33m x 2.1m (10'11" x 6'11")

With pvc window to the rear elevation, radiator.

### LOBBY

With built in cupboard.

### BEDROOM 2

3.71m x 3.63m (12'2" x 11'11")

With walk in pvc bay window to the front elevation, radiator.

### EN-SUITE SHOWER ROOM

With shower enclosure with Triton electric shower, pedestal hand basin, W.C.

## BEDROOM 6

2.72m x 2.42m (8'11" x 7'11")

With pvc window to the front elevation, radiator.

## 2ND FLOOR LANDING

With pvc window to the side elevation.

## BEDROOM 3

3.71m x 3.65m (12'2" x 12'0")

With pvc window to the side elevation, radiator.

## BEDROOM 4

3.68m x 3.56m (12'1" x 11'8")

With pvc window to the side elevation, radiator.

## BEDROOM 5

2.79m x 2.38m (9'2" x 7'10")

With pvc window to the side elevation, radiator.

## SHOWER ROOM

With shower enclosure with electric shower, W.C, hand basin, heated towel radiator.

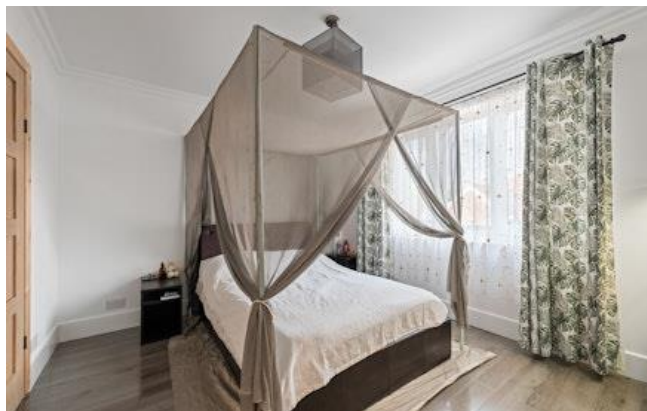
## OUTSIDE

The front of the property is concreted to provide ample off road parking.

A gate leads around to the rear which includes a lawned area, concreted seating areas, shrub borders, Summerhouse and attached STORE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		





# Floorplan

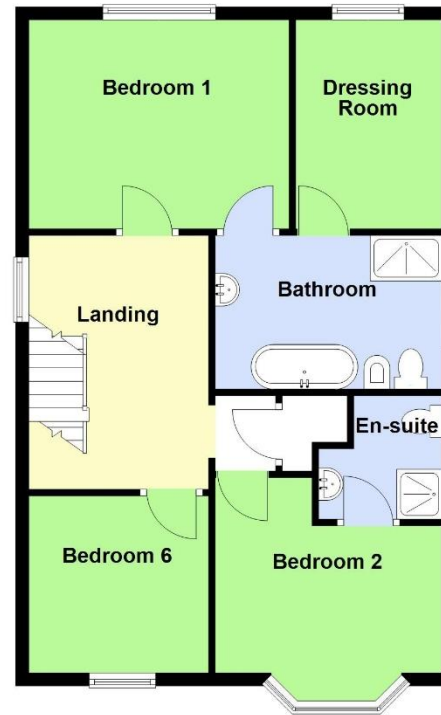
## Ground Floor

Approx. 88.2 sq. metres (949.8 sq. feet)



## First Floor

Approx. 63.6 sq. metres (685.0 sq. feet)



## Second Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



Total area: approx. 197.9 sq. metres (2130.4 sq. feet)

## 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

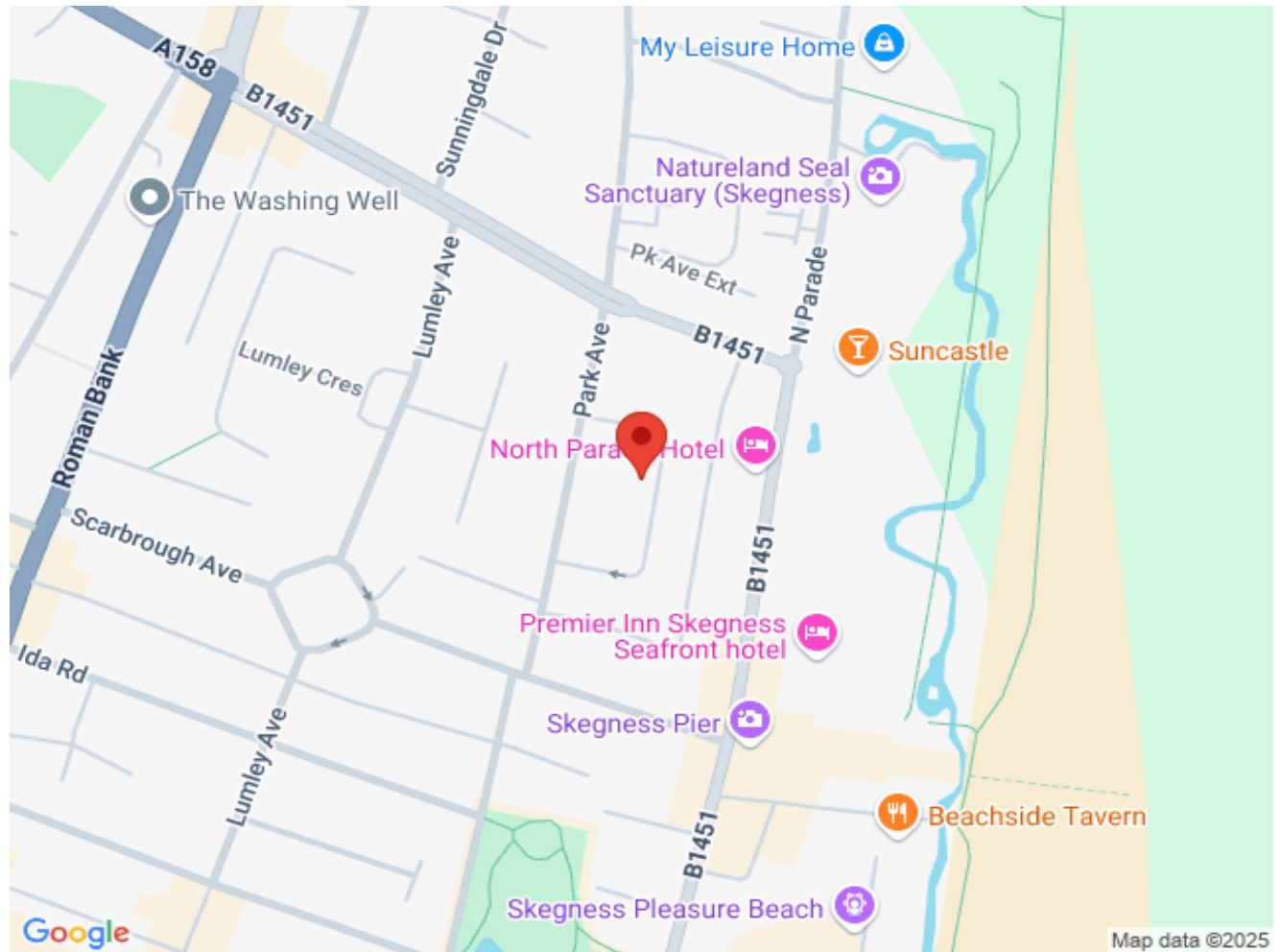
By prior appointment with Newton Fallowell office in Skegness.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band D - 2025/26 - £2,241.48

## 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.



Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk