



21 Glentworth Crescent

Skegness

A good sized detached house close to the seafront and just a short walk to the town centre. The accommodation comprises Porch, Entrance Hall, modern 20ft Dining Kitchen, and 19ft Lounge leading into a Conservatory. To the first floor are 3 Bedrooms and a modern Shower Room. The property benefits from off road parking to the frontage and an enclosed garden to the rear.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





ACCOMMODATION

Entrance is on the front elevation via an:-

ENCLOSED PORCH

With pvc door and side panels, inner door to the:-

HALLWAY

With stairs to first floor.

KITCHEN

20' 4" x 11' 1" (6.20m x 3.38m)

Fitted with a modern range of shaker style base and wall units, worksurfaces with tiled splashbacks, composite 1 1/2 bowl sink unit with mixer tap over, inset gas hob with extractor hood above, space and plumbing for washing machine and dishwasher, space for dryer, a bank of tall units incorporating built in oven and microwave, tiled floor, radiator, pvc bay window to the front elevation with space for a dining table, pvc window and door to the rear elevation, spotlights to ceiling, plinth lighting.

LOUNGE

18' 1" x 12' 1" (5.52m x 3.68m)

With a pvc bay window to the front elevation, radiator, decorative stone effect fireplace with inset electric fire, pvc sliding patio doors to the:-

CONSERVATORY

10' 0" x 7' 3" (3.06m x 2.21m)

on a brick base with pvc windows and pvc door to the garden, solid roof.

1ST FLOOR LANDING

With a pvc window to the rear elevation, radiator, built in cupboard housing the gas central heating boiler, further built in cupboard.



BEDROOM 1

11' 6" x 11' 2" (3.51m x 3.40m)

With pvc window to the front elevation, radiator, built in wardrobe.

BEDROOM 2

10' 11" x 11' 0" (3.32m x 3.35m)

With pvc window to the front elevation, radiator, built in wardrobe.

BEDROOM 3

8' 9" x 8' 0" (2.67m x 2.43m)

With pvc window to the rear elevation, radiator.

SHOWER ROOM

7' 9" x 6' 4" (2.36m x 1.92m)

With shower enclosure with direct shower and curved screen doors, W.C, wall hung hand basin, heated towel radiator, tiled walls and floor, opaque pvc window to the rear elevation.

OUTSIDE

To the front is a concreted parking area. A side gate leads around to the rear garden which includes a paved and decked seating areas, artificial lawn, brick store with pvc sliding doors.

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.





 **NEWTON FALLOWELL**





COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C – 2026/27 – £2,061.93

ANTI-MONEY LAUNDERING REGULATIONS

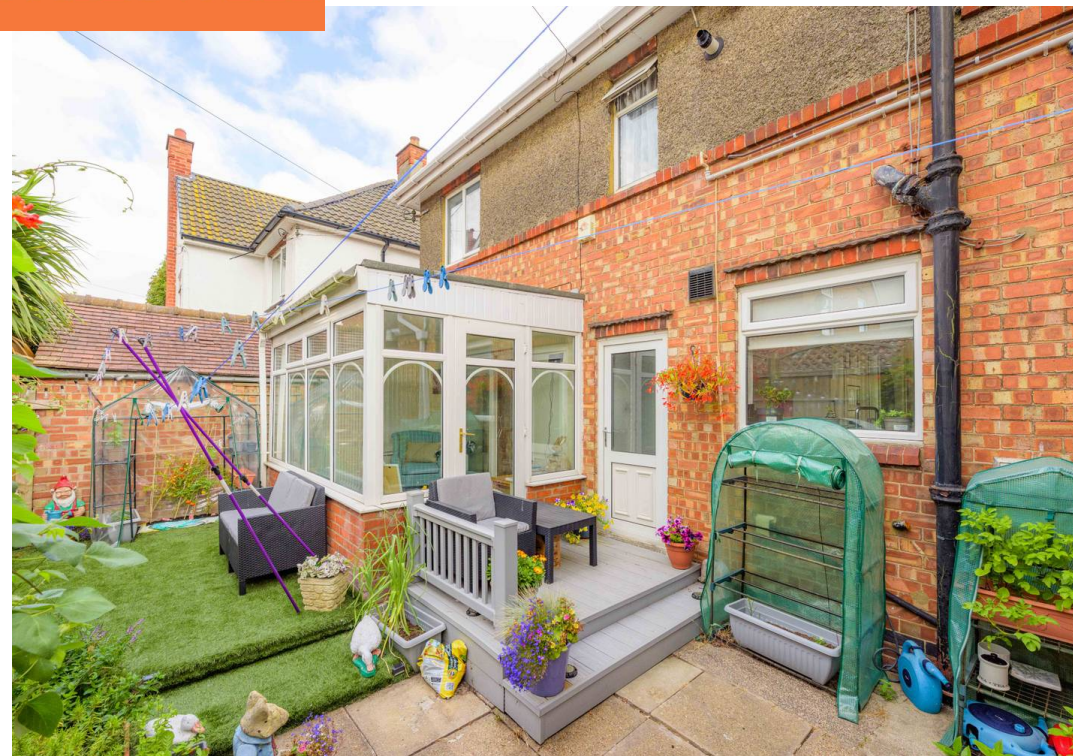
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. 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

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.

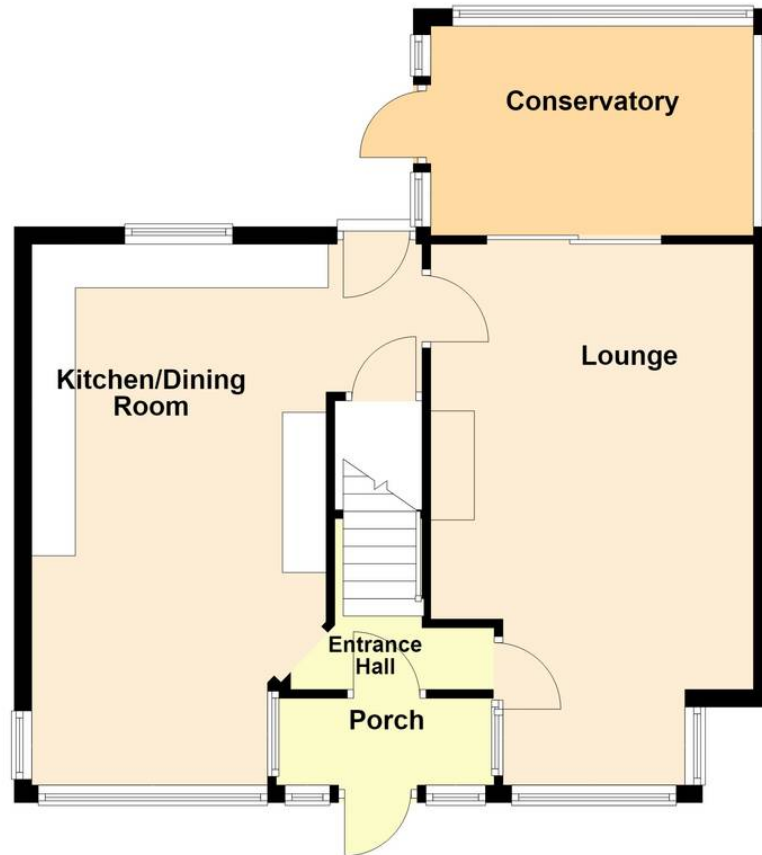


 **NEWTON FALLOWELL**



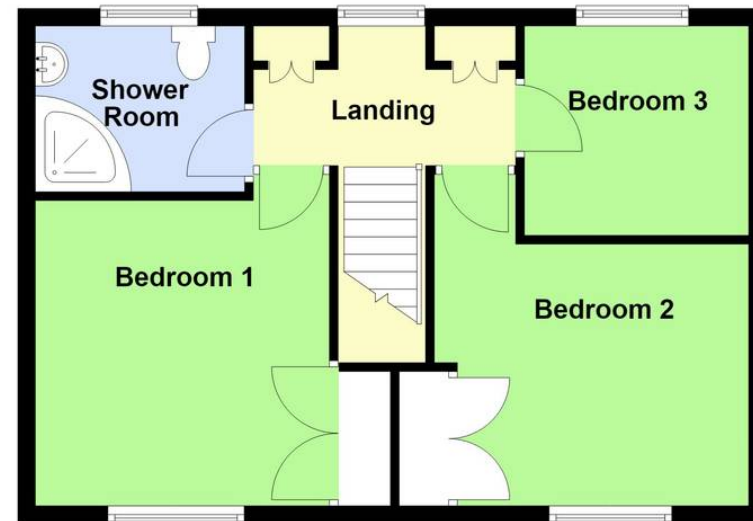
Ground Floor

Approx. 59.6 sq. metres (641.6 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.3 sq. feet)



Total area: approx. 104.6 sq. metres (1125.9 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

