



# 1 St. Peters Close

Burgh Le Marsh, Skegness

A spacious modern 3 Bedroom Detached Bungalow offering open plan family living situated in a cul-de-sac location of this popular market town. The accommodation comprises Entrance Porch, Hallway, large open plan Kitchen, Dining and Living Room, 3 Bedrooms, family Bathroom, W.C and a second Porch/Conservatory. The property provides ample parking, Garage and gardens. Viewing is essential.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

## 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.





## ACCOMMODATION

Entrance is on the side elevation via a:-

### ENTRANCE PORCH

Of pvc construction on a brick base with polycarbonate roof and inner glazed door to the:-

### HALLWAY

With recessed spotlight to the ceiling, double doored built in cupboard with space and plumbing for washing machine and tumble dryer, further built in cupboard, access to roof space which houses the Viessmann gas central heating boiler.

### OPEN PLAN KITCHEN & LIVING ROOM

18' 0" x 18' 5" (5.49m x 5.61m)  
maximum overall

#### Kitchen & Dining Area

Fitted with a modern range of base and wall units, worksurfaces with matching upstands, 2 built in ovens with 5 ring induction hob and modern extractor hood above, inset sink unit with mixer tap over, integrated dishwasher, integrated larder fridge, pvc windows to the front and side elevations, recessed spotlights to the ceiling and opening to the:-

#### Lounge Area

With feature fireplace with inset multi fuel stove, pvc window to the front elevation and sliding door leading to the hall.

### BEDROOM 1

12' 4" x 11' 5" (3.77m x 3.48m)  
With pvc window to the rear elevation, radiator.

### BEDROOM 2

11' 4" x 9' 9" (3.46m x 2.97m)  
With pvc window to the rear elevation, radiator.



**BEDROOM 3**

9' 10" x 6' 9" (3.00m x 2.06m)

With pvc window to the front elevation, radiator.

**BATHROOM**

8' 4" x 5' 4" (2.55m x 1.63m)

Fitted with a panelled bath with shower and screen over, separate shower enclosure with wet wall panelling, hand basin in a vanity unit, W.C with concealed cistern, tiled walls and floor, heated towel radiator, opaque pvc window to the rear elevation.

**W.C**

With W.C with concealed cistern, tiled walls and floor, opaque pvc window to the side elevation.

**CONSERVATORY**

11' 8" x 4' 11" (3.56m x 1.50m)

Of pvc construction with polycarbonate roof, pvc door to the front elevation and pvc door to the Hallway.

**OUTSIDE**

To the front is a lawned garden area with raised flower bed and patio seating area adjacent to the Conservatory. A block paved drive with additional gravelled area providing additional parking leads to the:-

**GARAGE**

18' 8" x 9' 0" (5.69m x 2.74m)

With up and over vehicle door, side door to the garden, glazed window, light and power connected.

**REAR GARDEN**

The rear garden is mainly lawned with concrete paths, raised flower beds and paved patio seating areas. To the rear of the garage is a timber garden shed.





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#### **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**

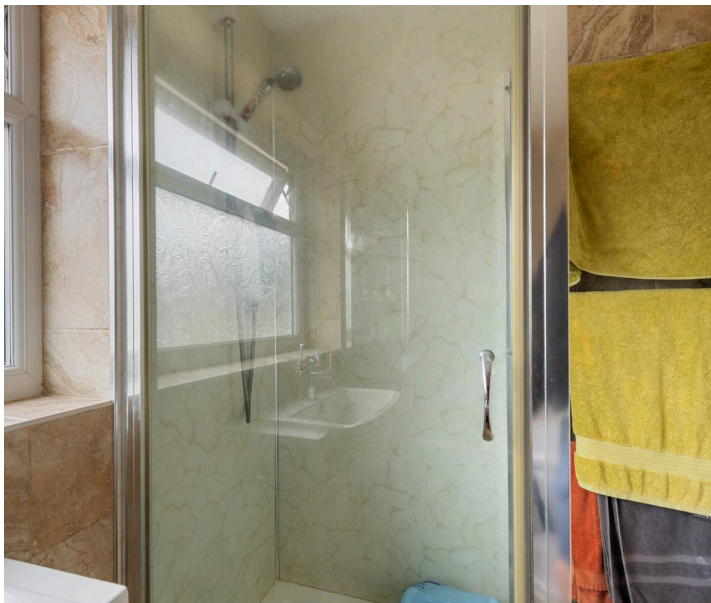
By prior appointment with Newton Fallowell office in Skegness.

#### **COUNCIL TAX**

Charging Authority – East Lindsey District Council  
Band C - 2025/26 - £1963.79

#### **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 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.





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## Ground Floor

Approx. 94.6 sq. metres (1018.5 sq. feet)



Total area: approx. 94.6 sq. metres (1018.5 sq. feet)

## Newton Fallowell Estate Agents

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