NEWTON FALLOWELL

12 Dutton Avenue, Skegness - PE25 2HR

£179,950

12 Dutton Avenue

Skegness

NO CHAIN. A two bedroom detached bungalow in a very popular residential area of Skegness within walking distance to schools and doctors. The accommodation comprises a Entrance Hall, Lounge, Kitchen and Wet Room. There are low maintenance gardens to the front and rear, driveway and Garage. The property benefits from gas central heating and pvc double glazing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

NEWTON FALLOWELL

ACCOMMODATION
Entrance is on the side elevation via a pvc door to the

HALL
With radiator, built in cupboard housing the Worcester gas central heating boiler.

LOUNGE
16' 2" x 10' 7" (4.92m x 3.23m)
With pvc bow window to the front elevation, further high level pvc window to the side elevation, 2 radiators, wooden fireplace with inset gas coal flame effect fire and marble effect surround.

KITCHEN
9' 8" x 8' 10" (2.94m x 2.68m)
With base and wall units, worksurfaces with tiled splashbacks, inset sink unit with mixer tap over, built in Rangemaster double oven, inset gas hob with extractor hood above, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, tiled floor, pvc window to the front elevation.

BEDROOM 1
10' 8" x 10' 4" (3.26m x 3.16m)
with pvc window to the rear elevation, a range of built in furniture, radiator.

BEDROOM 2
9' 0" x 8' 11" (2.75m x 2.73m)
With pvc window to the rear elevation, radiator.

WETROOM
6' 6" x 5' 8" (1.97m x 1.72m)
With direct shower, pedestal hand basin, W.C, heated towel radiator, opaque pvc window to the side elevation.

OUTSIDE
To the front is a low brick wall with block paved frontage for additional parking. A further block paved drive to the side leads to the rear set:-

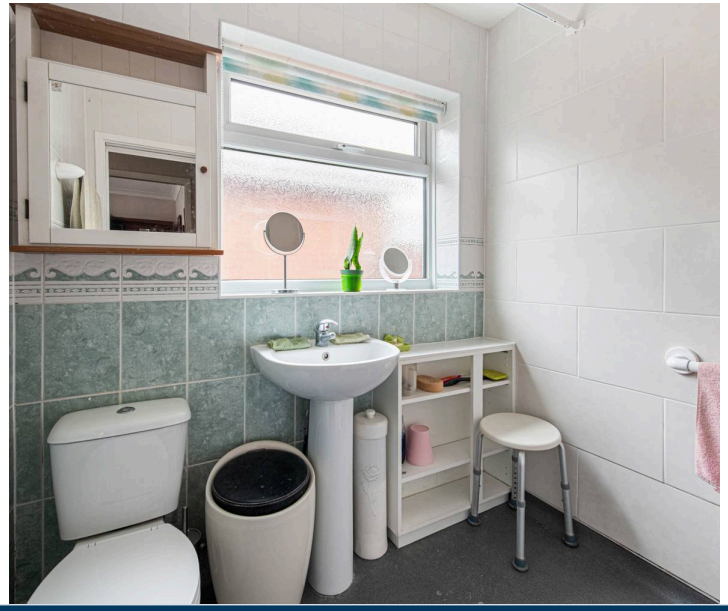
GARAGE
15' 5" x 9' 0" (4.70m x 2.74m)
With up and over vehicle door, light and power connected.
The rear garden is set out for lower maintenance with paved and gravelled seating areas.

TENURE
Freehold.

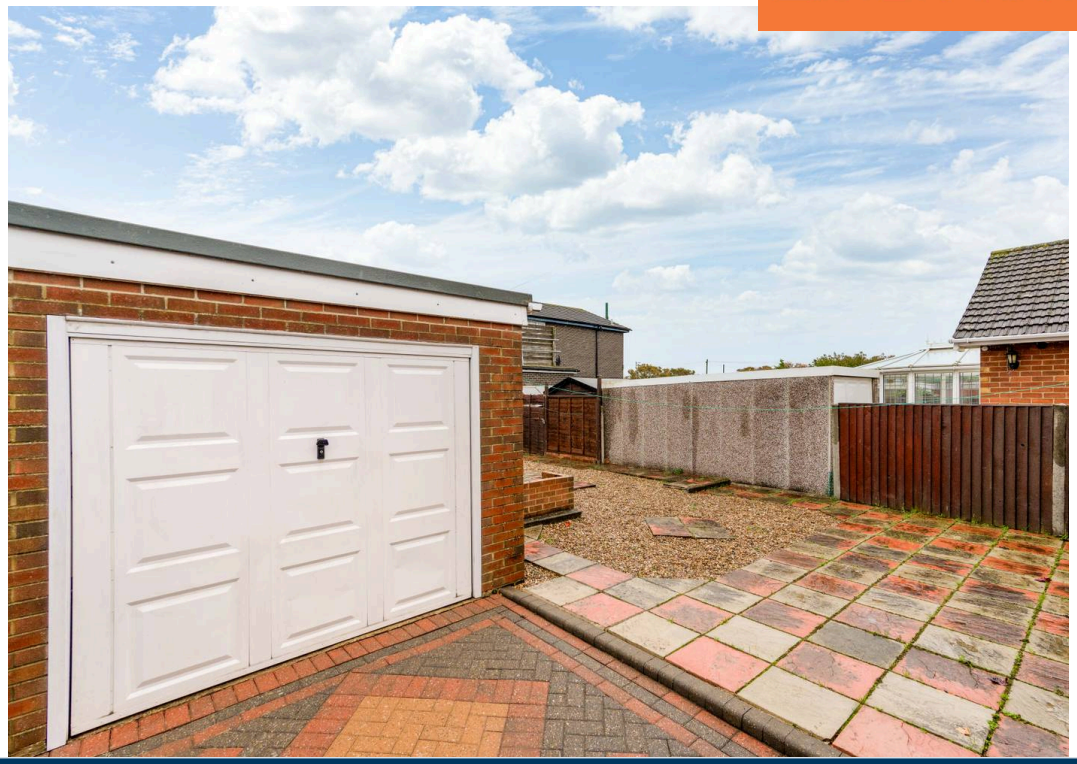
SERVICES
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING
By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX
Charging Authority – East Lindsey District Council Band B - 2025/26 - £1,743.37



NEWTON FALLOWELL



Ground Floor

Approx. 57.0 sq. metres (613.4 sq. feet)

Total area: approx. 57.0 sq. metres (613.4 sq. feet)

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 £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 Estate Agents

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

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

NEWTON FALLOWELL