



19 Tennyson Green,  
Skegness, PE25 3PY



**£169,950**

- NO CHAIN
- SPACIOUS FAMILY HOUSE
- CLOSE TO TOWN
- GROUND FLOOR SHOWER ROOM
- CONSERVATORY
- OFF STREET PARKING
- ENCLOSED REAR GARDEN
- FREEHOLD
- COUNCIL TAX BAND A
- EPC RATING C



NO CHAIN. A spacious three bedroom house conveniently located close to the town centre. The accommodation comprises Entrance Lobby, Shower Room, Breakfast Kitchen, Conservatory and Living Room to the ground floor and with 3 Bedrooms, Shower Room and separate W.C to the first floor. The property provides for off street parking by way of a rubber driveway and there is an enclosed garden to the rear. Viewing is recommended to appreciate this spacious family home. EPC Rating C

### ACCOMMODATION

Entrance is on the front elevation via a pvc door to the:-

### ENTRANCE LOBBY

With stairs to first floor.

### BREAKFAST KITCHEN 5.34m x 2.79m (17'6" x 9'2")

Fitted with base and wall units, worksurfaces, inset stainless steel sink unit with mixer tap over, space for cooker with extractor hood above, space for washing machine, pvc windows to the front and rear elevations, door to:-



### CONSERVATORY 3.71m x 3.03m (12'2" x 9'11")

Of pvc construction on a low brick wall with opaque polycarbonate roof, pvc doors to the rear garden, tiled floor.

### SHOWER ROOM

Fitted with a shower enclosure, hand basin in a vanity unit, W.C, wet wall panelling.

### LIVING ROOM 5.31m x 3.35m (17'5" x 11'0")

With pvc windows to the front and rear elevations, radiator, fireplace surround with inset electric fire.

### FIRST FLOOR LANDING

With access to roof space.

### BEDROOM 1 4.68m x 2.59m (15'5" x 8'6")

With pvc window to the front elevation, radiator, built in cupboard with hanging rail.

### BEDROOM 2 3.15m x 2.83m (10'4" x 9'4")

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

### BEDROOM 3 2.65m x 2.37m (8'8" x 7'10")

With pvc window to the rear elevation, radiator.

### SHOWER ROOM 2.03m x 1.89m (6'8" x 6'2")

With corner shower enclosure, hand basin in a vanity unit, radiator, pvc window to the rear elevation.

### SEPARATE W.C

With pvc window to the rear elevation.

### STORE / BOILER ROOM

With I-mini wall mounted gas central heating boiler, pvc window to the rear elevation.

## OUTSIDE

To the front is a rubber crumb drive providing off street parking.

A shared access to the side leads around to the enclosed rear garden which includes a lawn, gravelled garden borders and brick built STORE

## 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 A - 2025/26 - £1494.32





## ANTI MONEY LAUNDERING REGULATIONS

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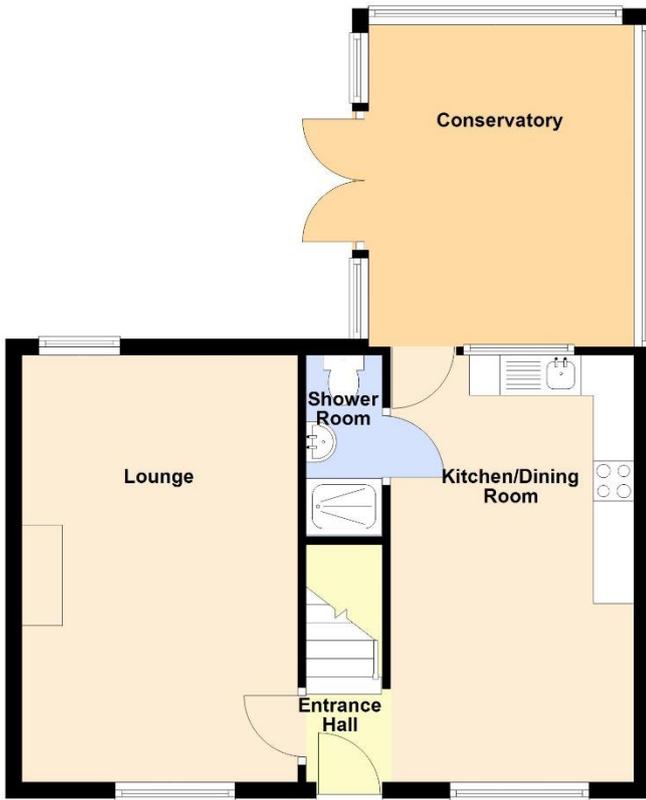
## AGENTS NOTES

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.

### Ground Floor

Approx. 53.4 sq. metres (574.5 sq. feet)



### First Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



Total area: approx. 93.3 sq. metres (1004.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk