



5 Glentworth Crescent , Skegness,
Lincs, PE25 2TG



6



4



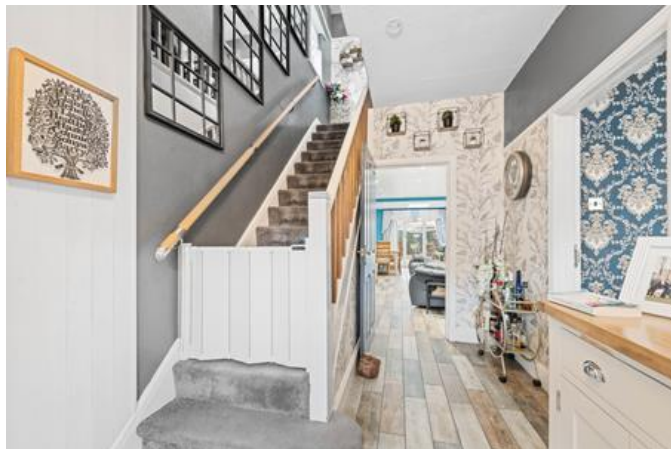
2

£295,000 Freehold



Key Features

- SUBSTANTIAL PROPERTY
- CLOSE TO TOWN & BEACH
- FABULOUS 20' OPEN PLAN KITCHEN & FAMILY ROOM
- UTILITY ROOM WITH W.C
- 6 BEDROOMS
- 2 EN-SUITES, BATHROOM & SHOWER ROOM
- DRIVE & GARDEN
- 14 SOLAR PANELS
- EPC RATING D





A substantial and beautifully presented 6 Bedroom House over 3 floors situated in a convenient location close to the town centre and beach with driveway and enclosed rear garden. The accommodation comprises Enclosed Porch, Entrance Hall, front Lounge, fabulous 20' open plan Kitchen and Family Room with bi-fold doors onto the rear garden, Utility Room and W.C. To the first floor are 4 Bedrooms, 2 being En-Suite, a separate W.C and with 2 further Bedrooms, a Bathroom and Shower Room to the second floor. The property benefits from pvc double glazing, 14 Solar panels and heating is via an air coursed heat pump. Viewing is advised to appreciate the accommodation on offer. EPC Rating D

ACCOMMODATION

Entrance is on the front elevation via an:

ENCLOSED PORCH

with pvc entrance door, tiled floor and an inner glazed door with coloured leaded glazed side and top panels to the:-

ENTRANCE HALL

With stairs to the first floor, radiator.

KITCHEN & FAMILY ROOM 5.91m x 6.21m (19'5" x 20'5")

Beautifully fitted with a modern range of shaker style base and wall units with undercabinet lighting, quartz worksurfaces and matching upstands, inset sink unit with hose tap over, a bank of larger cupboards housing a double oven and grill, a further bank of tall units housing a integrated fridge and freezer, central island unit with induction hob, pop out extractor and drawers below, tiled floor, 2 pvc windows to the side elevation, skylight window to the dining area, bi-fold doors opening onto the rear garden, understairs storage cupboard.

UTILITY 1.93m x 2.73m (6'4" x 9'0")

With base and wall units, plumbing for washing machine, pvc window to the side elevation, tiled floor, W.C.

LOUNGE 3.67m x 4.84m (12'0" x 15'11")

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

1ST FLOOR LANDING

With pvc window to the side elevation, radiator, built in cupboard housing the hot water cylinder.

BEDROOM 1 3.05m x 5.05m (10'0" x 16'7")

With walk in pvc bay window to the front elevation, radiator, fitted wardrobes to one wall.

EN-SUITE SHOWER ROOM 1.5m x 3.13m (4'11" x 10'4")

With corner shower enclosure with multi jet shower and media, vanity unit with hand basin and W.C, wet room panelling to walls, tiled floor.

BEDROOM 2 3.07m x 3.41m (10'1" x 11'2")

With pvc window to the rear elevation, radiator.

EN-SUITE SHOWER ROOM

With shower enclosure, W.C, hand basin in a vanity unit.

BEDROOM 3 2.2m x 3.36m (7'2" x 11'0")

With pvc window to the rear elevation, radiator.

W.C

With W.C with wash basin over, tiled floor, pvc window to the side elevation.

BEDROOM 4 2.43m x 2.66m (8'0" x 8'8")

With pvc window to the front elevation, radiator.

2ND FLOOR LANDING

With access to roof space.

SHOWER ROOM 2.23m x 2.38m (7'4" x 7'10")

With shower enclosure with Bristan electric shower, W.C, pedestal hand basin with cupboard below, wet room panelling to the walls, pvc window to the side elevation.





BEDROOM 5 2.65m x 3.67m (8'8" x 12'0")

With pvc window to the side elevation, radiator

BEDROOM 6 2.86m x 3.18m (9'5" x 10'5")

With pvc window to the side elevation, radiator

BATHROOM 1.76m x 3.25m (5'10" x 10'8")

With panelled bath with shower and screen over, hand basin in a vanity unit, W.C with concealed cistern, wet room panelling to the walls, tiled floor, radiator, pvc window to the side elevation.

OUTSIDE

To the front is a garden area enclosed by fencing with hand gate to the front door.

A concrete driveway to the side provides parking and leads to the enclosed rear garden which is set out for lower maintenance with block paved seating areas, a feature stone circle, faux lawn, seating area with firepit and pergola over and 2 garden sheds.

LOG CABIN

With power connected, a bar area and space for a Hot Tub (maybe available by separate negotiation).



TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump. The property also benefits from 14 Solar Panels.

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 - 2024/25 - £2164.00

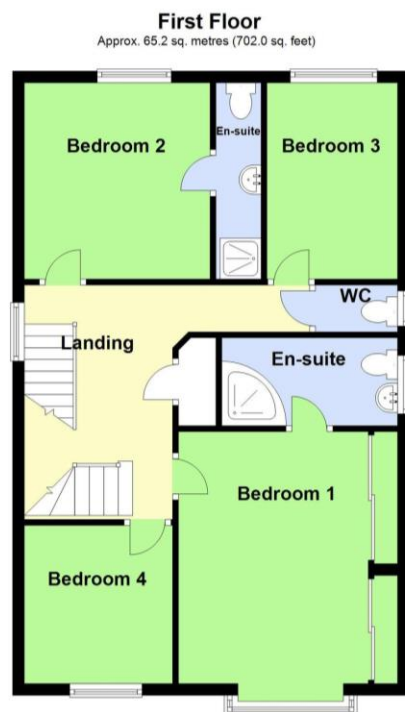
AGENTS NOTES

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.

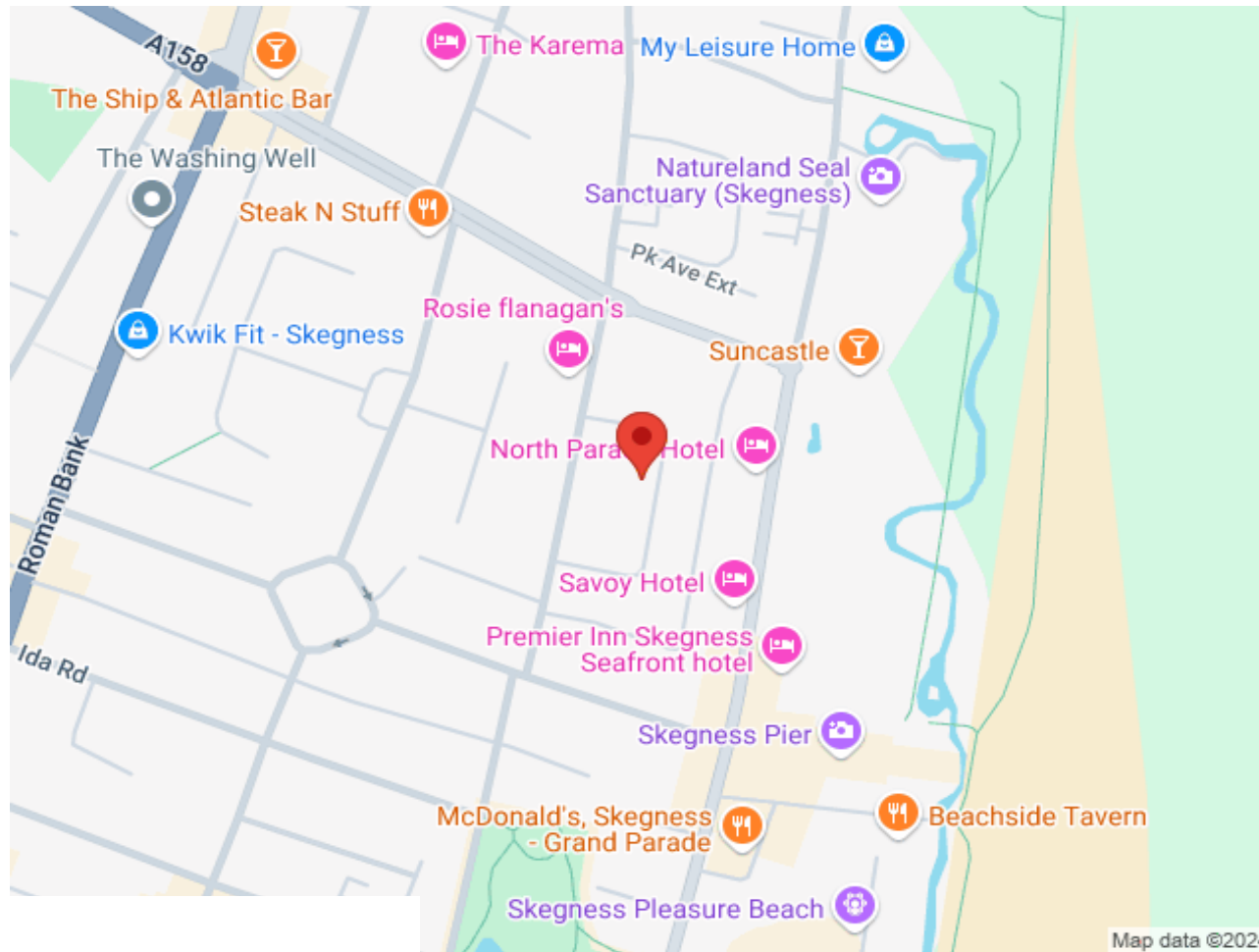






Total area: approx. 184.5 sq. metres (1986.5 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		