



52 Burgh Old Road, Skegness,
Lincs, PE25 2LH



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£319,950 Freehold



Key Features

- No Chain
- Spacious & Well Presented
- Recently Upgraded & Modernised
- 21' Kitchen Diner
- 17' Lounge
- Attic Room With Bathroom
- In/Out Drive
- Large Garage/Workshop
- Gardens
- EPC Rating C



NO CHAIN. A spacious and well presented 3 Bedroom Detached Bungalow situated to the west of Skegness town centre convenient for local shops, doctors and schools. Recently modernised and upgraded by the present owners the accommodation comprises an Enclosed Porch, Hallway, 21' Kitchen Diner, 17' Lounge, 3 Bedrooms and Shower Room. To the first floor is an Attic Room and Bathroom. Externally there is an extensive block paved "in/out" drive providing ample parking, a gated inner drive leading to a large Garage/Workshop and a good size enclosed rear garden with covered seating area. Viewing is essential to appreciate this ready to move into property. EPC Rating C





ACCOMMODATION

Entrance is on the side elevation via a composite door opening to the PORCH with an inner glazed door to the:-

HALLWAY

With radiator, built in cupboard.

LOUNGE

5.4m x 3.98m (17'8" x 13'1")

With pvc french doors leading out to the rear garden, 2 radiators, wall mounted electric fire.



KITCHEN DINER

6.62m reducing to 4.23m x 6.23m reducing to 2.20m (21'7" /13'8" x 20'4"/7.2") maximum being shaped. Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl composite sink unit, inset 5 ring gas hob with pan drawers below and extractor hood above, a range of tall larder cupboards to one wall with built in double oven and microwave, integrated fridge freezer, return breakfast bar, pvc sliding patio doors to the rear garden, doors to:-

UTILITY ROOM

With plumbing for washing machine, Ideal wall mounted gas central heating boiler, pvc window to the side elevation.

SHOWER ROOM

2.51m x 2.09m (8'2" x 6'11")

Fitted with a walk in shower and glazed screen, wall mounted hand basin, W.C, tiled walls, 2 vertical towel radiators, high level pvc window to the side elevation, built in storage cupboard.

BEDROOM 1

3.65m x 3.19m (12'0" x 10'6")

With pvc bay window to the front elevation, radiator, built in full height wardrobes to one wall

BEDROOM 2

4.3m x 2.79m (14'1" x 9'2")

With pvc bay window to the front elevation, radiator, built in full height wardrobes to one wall

BEDROOM 3

13'10" x 10'5" (4.2m x 3.2m)

With walk in pvc bay window to the front elevation, further pvc window to the side elevation, radiator, stairs leading off to the first floor:-

ROOM

3.35m x 3.33m (11'0" x 10'11")

With pvc window to the rear elevation with blinds and shutters, 2 built in cupboards to the eaves.

BATHROOM

2.16m x 2.07m (7'1" x 6'10")

With bath, hand basin in a vanity unit, W.C, extractor fan, pvc skylight window, eaves storage space.

OUTSIDE

To the front is an "in/out" block paved drive with inset gravelled beds. A gated inner block paved drive leads to the:-

GARAGE / WORKSHOP

8.8m x 3.63m (28'11" x 11'11")

With an up and over vehicle door, 2 pvc windows to the side elevation and 2 pvc doors, light and power connected, wall units and workbench.

W.C

With W.C, unit housing a hand basin with hot water heater above, opaque pvc window to the rear elevation.





REAR GARDEN

Block paved paths lead around to the good sized rear garden which is mainly lawned with raised shrub beds, a covered gazebo seating area and numerous fruit trees to include apple, pear, plum and cherry.

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- 2024/25 - £1,923.56

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 £66 (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.





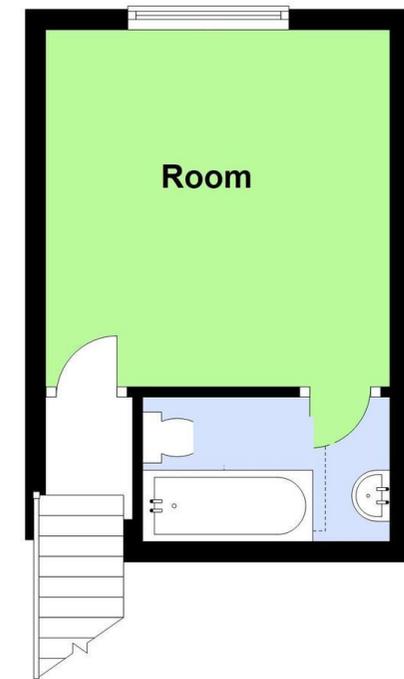
Ground Floor

Approx. 105.5 sq. metres (1135.2 sq. feet)

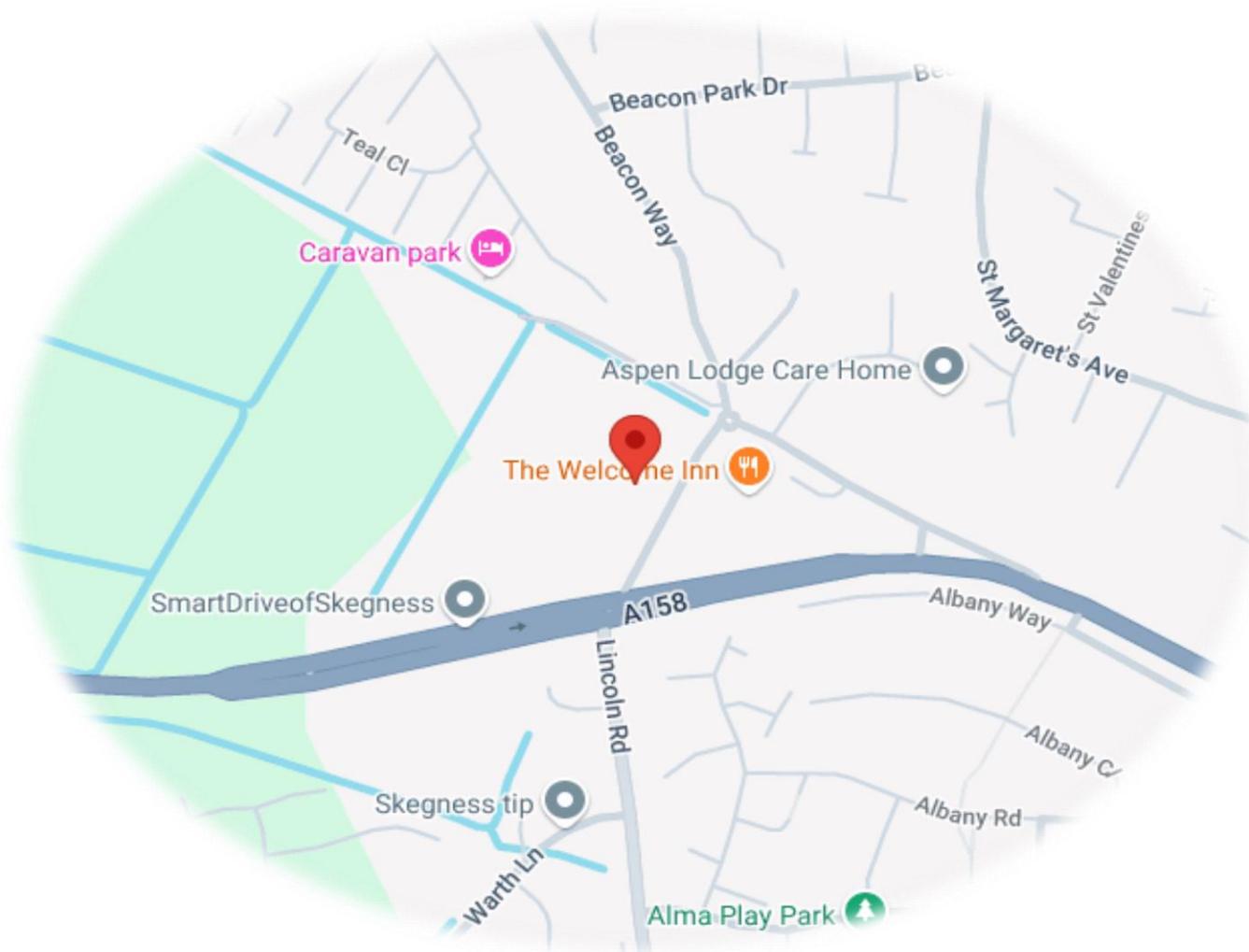


First Floor

Approx. 16.8 sq. metres (181.4 sq. feet)



Total area: approx. 122.3 sq. metres (1316.5 sq. feet)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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