



 **NEWTON**
FALLOWELL

11 Kennedy Avenue, Skegness – PE25 3PN
£169,950



NO CHAIN. A modern and well presented two bedroom semi detached bungalow in a very popular residential location to the south of Skegness town centre within easy walking distance to the shops and beach. The accommodation comprises Entrance Porch, modern Kitchen, inner Hall, Lounge, Conservatory, 2 bedrooms, modern Shower Room and separate W.C. There are low maintenance front and rear gardens, large Store (former Garage) and Greenhouse. The property benefits from gas central heating and pvc double glazing. Viewing is essential. EPC Rating D

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- NO CHAIN
- MODERN & WELL PRESENTED
- PVC ENTRANCE PORCH
- LOUNGE & CONSERVATORY
- MODERN KITCHEN & SHOWER ROOM
- LOW MAINTENANCE GARDENS
- STORE (FORMER GARAGE)
- CLOSE TO TOWN & BEACH
- EPC RATING D



ACCOMMODATION

Entrance is on the side elevation via a:-

PORCH

Of pvc construction on a low brick wall with pvc entrance door and polycarbonate roof, inner glazed door to the:-

KITCHEN

9' 1" x 7' 4" (2.78m x 2.23m)

Fitted with a modern range of base and wall units, worksurfaces with tiled splashbacks, built in oven with gas hob and extractor hood above, inset stainless steel sink unit with mixer tap over, space and plumbing for washing machine, built in cupboard housing the Viessmann gas central heating boiler, radiator, pvc window to the side elevation.

INNER HALL

With access to roof space.

LOUNGE

12' 3" x 10' 0" (3.73m x 3.06m)

With electric fire set in a decorative wooden surround, radiator, pvc door with matching side screens opening to the:

CONSERVATORY

9' 11" x 9' 10" (3.01m x 3.00m)

Of pvc construction on a low brick wall, pvc panelled ceiling, pvc door to the rear garden, wall mounted panel heater.

BEDROOM 1

13' 9" x 10' 0" (4.19m x 3.04m)

With pvc window to the front elevation, radiator.

BEDROOM 2

9' 3" x 8' 2" (2.81m x 2.49m)

With pvc windows to the side and rear elevations, radiator.



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BATHROOM

Fitted with a tiled shower enclosure with direct shower and glass screen door, hand basin in a vanity unit, part tiled walls, opaque pvc window to the side elevation, heated towel radiator.

W.C

With W.C, hand basin in a vanity unit, radiator.

OUTSIDE

To the front is a low maintenance garden area with gravelled borders and inset shrubs. A concrete drive to the side leads to the:-

FORMER GARAGE

Currently used as a Store with single door. The enclosed rear garden is also paved for low maintenance with Greenhouse.

TENURE

Freehold.

SERVICES

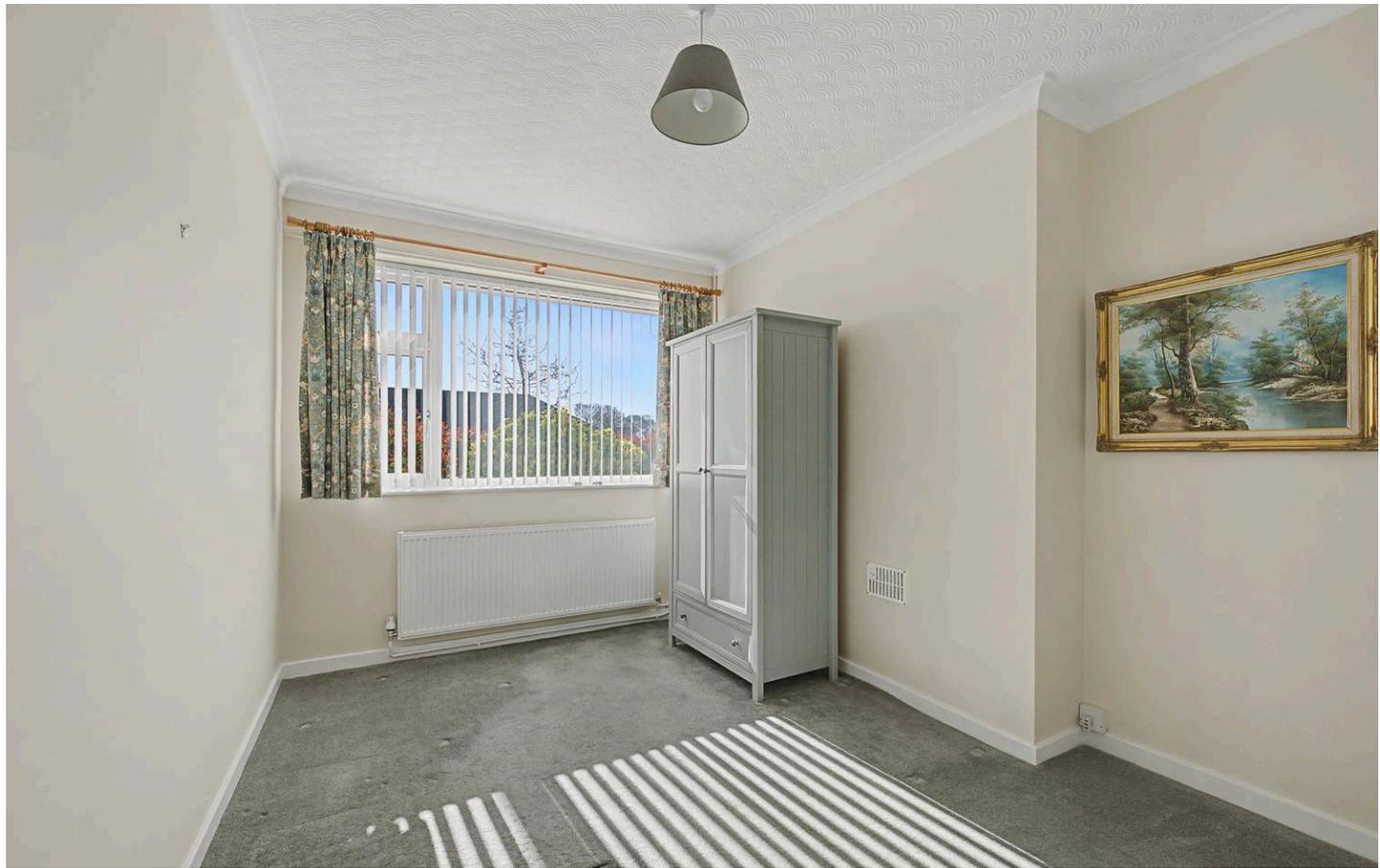
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band B - 2025/26 - £1743.37





ANTI MONEY LAUNDERING REGULATIONS

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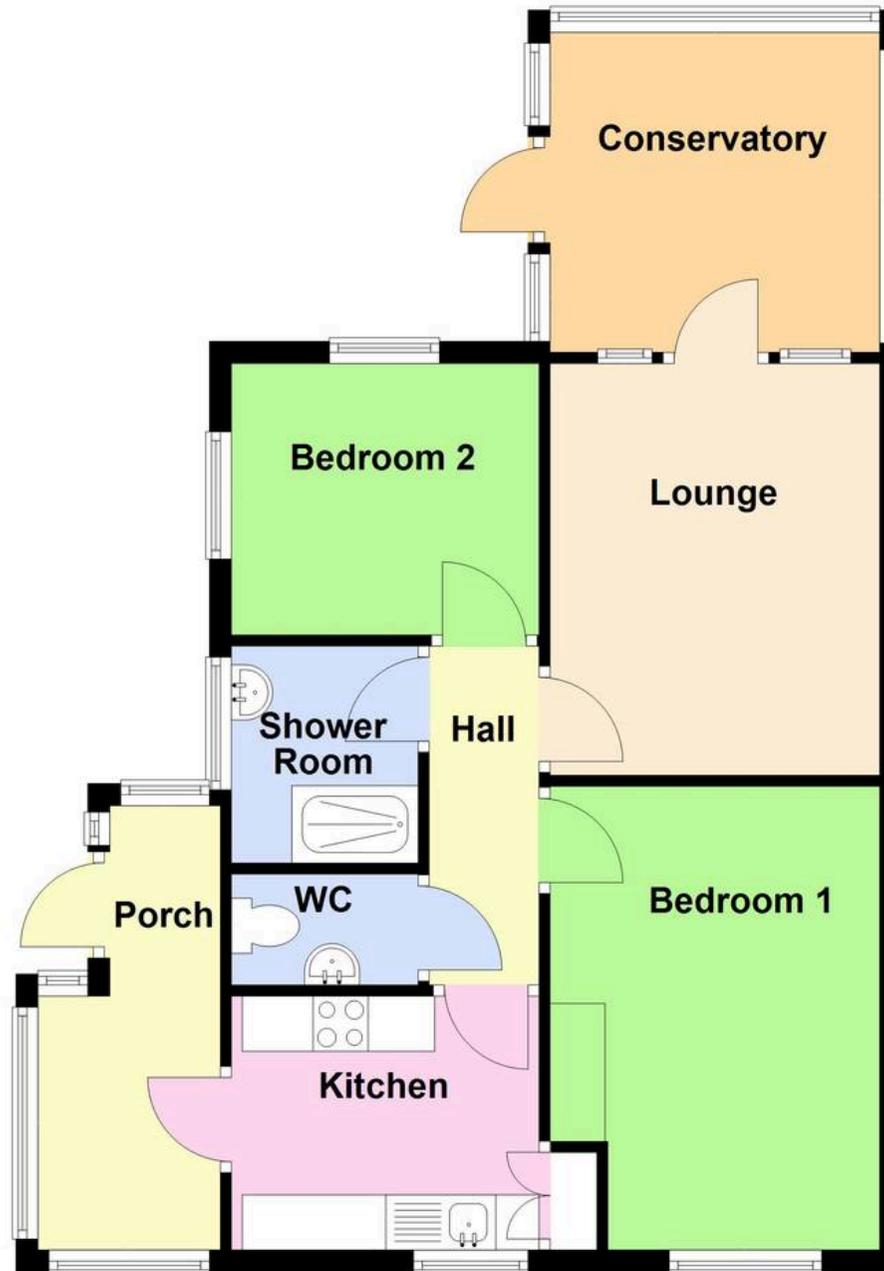
AGENTS NOTES

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. 61.8 sq. metres (665.5 sq. feet)



Total area: approx. 61.8 sq. metres (665.5 sq. feet)





Newton Fallowell Estate Agents

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