



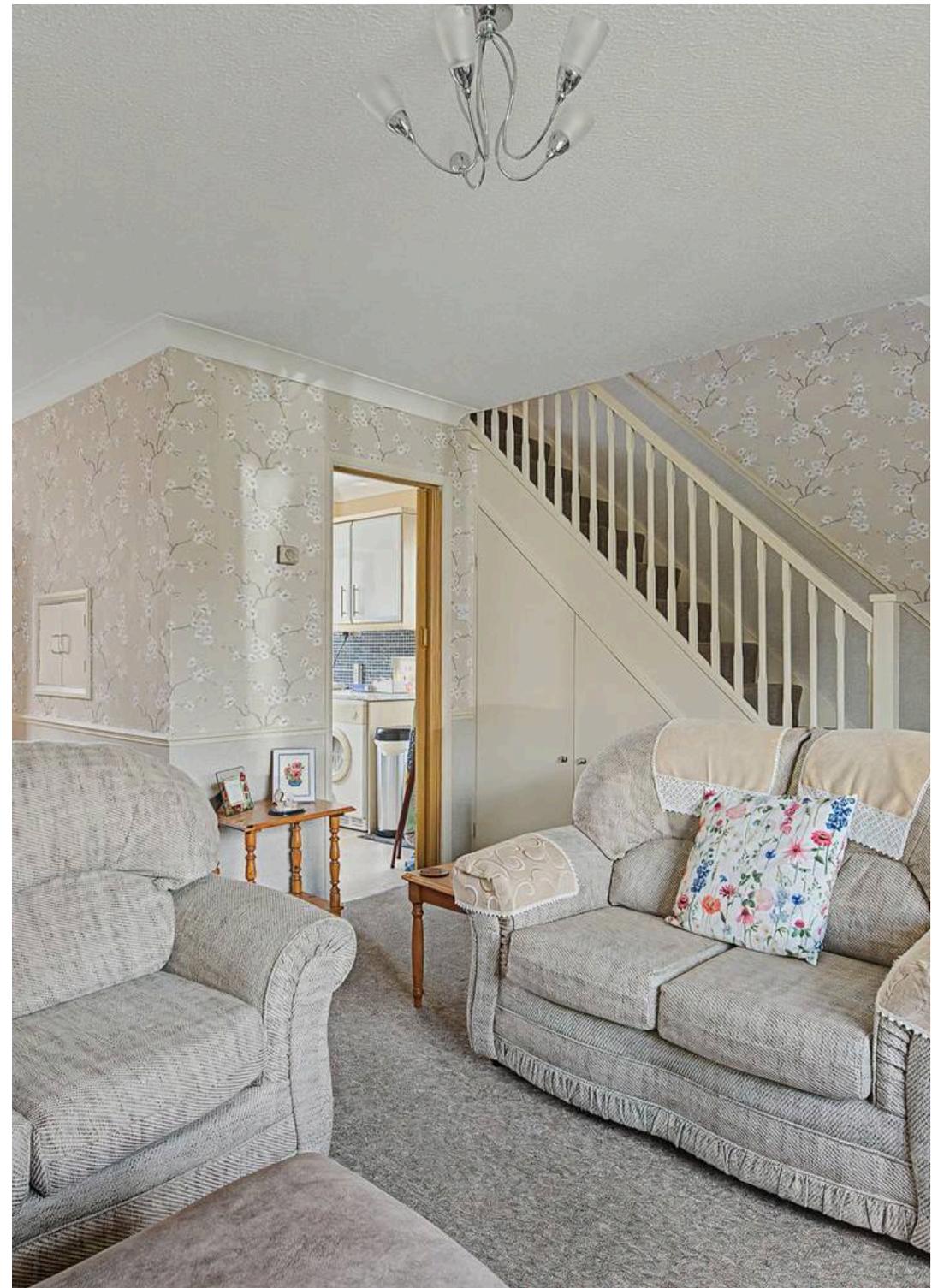
## 43 Ramsay Close

Skegness, Skegness

NO CHAIN. A 3 Bedroom semi-detached house situated on the popular Seacroft Fields Estate being conveniently located for the town centre, beach and Richmond Primary School. The accommodation comprises Entrance Porch with W.C, Lounge Diner, Kitchen, 3 Bedrooms and Bathroom. The front garden is lawned with a driveway leading to a detached Garage and the rear garden has been set out for lower maintenance. EPC Rating (tbc)

Council Tax band: B

Tenure: Freehold





### **ENTRANCE PORCH**

With a pvc entrance door, radiator, door to the Lounge and door to:-

### **W.C**

With opaque pvc window to the front elevation, W.C, hand basin, radiator.

### **LOUNGE & DINING ROOM**

#### **Lounge area**

16' 4" x 13' 7" (4.98m x 4.15m)

With pvc window to the front elevation, radiator, decorative fireplace with inset coal effect fire, radiator, stairs to the first floor.

#### **Dining area**

10' 0" x 7' 10" (3.05m x 2.40m)

With pvc window to the rear elevation, radiator, serving hatch to the kitchen.

### **KITCHEN**

9' 6" x 8' 0" (2.90m x 2.44m)

With base and wall units, worksurfaces with tiled splashbacks, built under oven with 4 ring gas hob above, plumbing for washing machine, space for dryer, wall mounted gas central heating boiler, tiled floor, pvc window to the rear elevation, pvc door to the side elevation.



### **1ST FLOOR LANDING**

With pvc window to the side elevation, access to roof space, built in airing cupboard housing the hot water cylinder fitted with immersion heater.

### **BEDROOM 1**

12' 5" x 8' 10" (3.78m x 2.68m)

With pvc window to the front elevation, radiator.

**BEDROOM 2**

11' 2" x 9' 6" (3.40m x 2.90m)

With pvc window to the rear elevation, radiator.

**BEDROOM 3**

8' 10" x 7' 4" (2.69m x 2.23m)

With pvc window to the front elevation, radiator, bulkhead over the stairs.

**BATHROOM**

6' 5" x 5' 6" (1.96m x 1.67m)

With panelled bath with Triton shower over, pedestal hand basin, tiled walls, W.C, radiator, opaque pvc window to the rear elevation.

**OUTSIDE**

To the front is a lawned garden with path to the front door. A driveway to the side leads to the:-

**GARAGE**

17' 5" x 9' 9" (5.31m x 2.97m)

With up and over vehicle door, light and power connected, pvc window and door to the rear garden. The enclosed rear garden is set out for lower maintenance with gravelled and paved areas, walled paved patio seating area and timber shed.

**SERVICES**

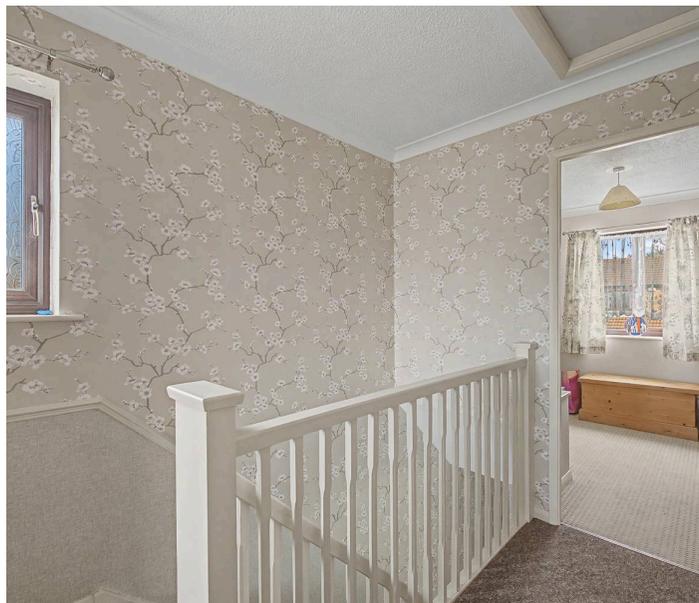
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

**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





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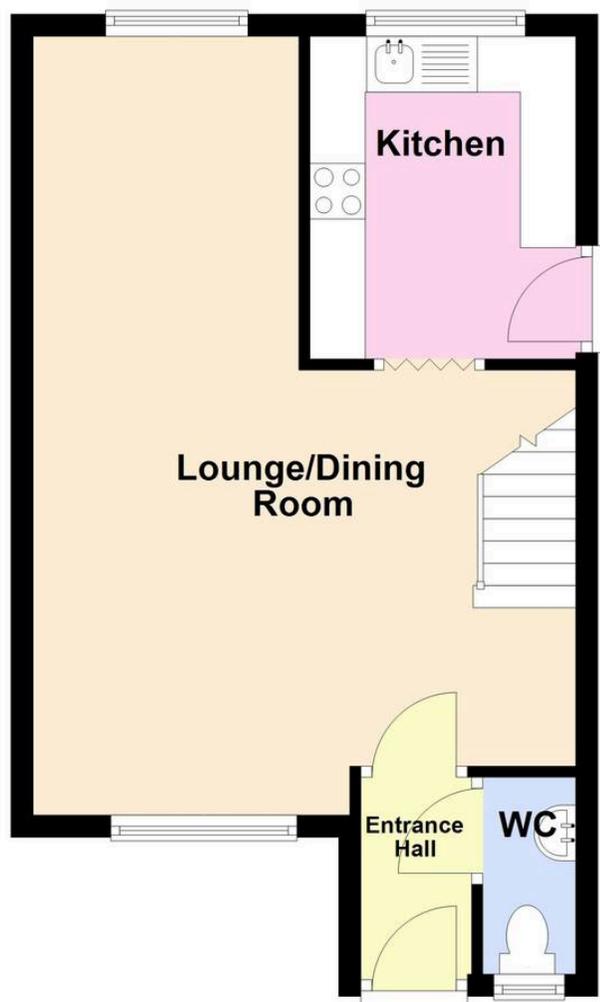


 **NEWTON FALLOWELL**



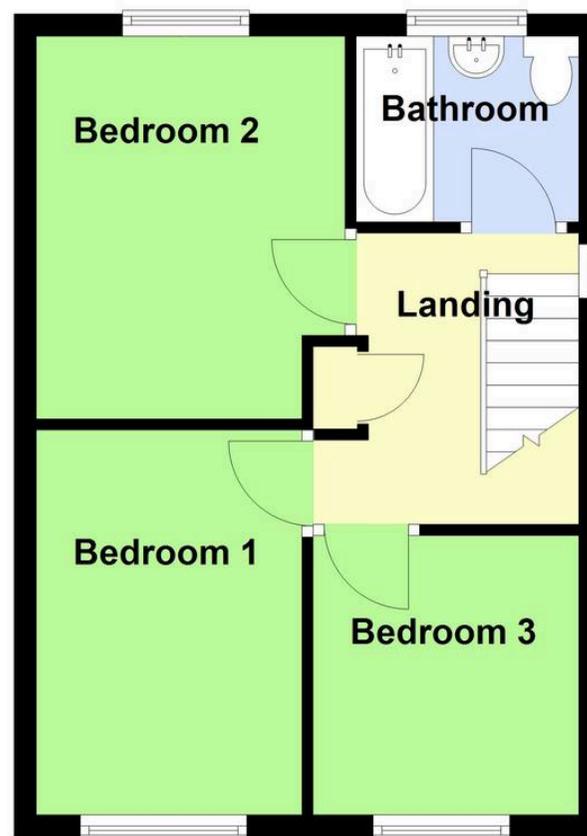
## Ground Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



Total area: approx. 72.5 sq. metres (780.4 sq. feet)

## Newton Fallowell Estate Agents

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