

# Executive 5 Bedroomed Detached House For Sale in Desirable Residential Location Close to Fantastic Leisure Amenities

Teeview House | 97 Beacon Way | Skegness | Lincolnshire | PE25 1HL



High Specification Contemporary Family Home with 5 Reception Rooms Including Open Plan Poggenpohl Kitchen Living Area, Snug, Cinema Room, Oak Fitted Office and Playroom with Integral Triple Garage Incorporating Gymnasium Private Rear Gardens with Garden Studio, BBQ Area and Spa Pool Gated Entrance and Extensive Paved Parking Area

For Sale Freehold with Vacant Possession  
£950,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
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## Location...

The popular and historic coastal tourist resort of Skegness receives over 1.2 million visitors in the summer and has a permanent population of around 20,000 residents.

The town is situated at the end of the mainline railway from Grantham with the M180 approximately 25 miles to the north, road access to Peterborough via the A52 trunk road which also leads to the Midlands.

Lincoln is approximately 35 miles to the north-west and Boston 20 miles to the south-west.

The town enjoys a strong retail offering and good leisure facilities including a number of well-regarded schools and an uninterrupted beach 50 miles long taking in other various coastal resorts such as Ingoldmells and Mablethorpe.

Beacon Way is on the outskirts of the town approximately 2 miles from the coast on the north side. To the rear is housing, a golf course and holiday accommodation and to the south residential accommodation.

## Description...

The property comprises a substantial detached house offering 5 bedrooms and 4 reception rooms being built to a high specification with underfloor Heating. Access to the property is from an electric gated entrance with extensive paved parking area, the house having a walled garden complemented by mature trees.

## Accommodation...

### Entrance Hall

### Cloakroom

### WC

Having low level WC, pedestal hand basin.

### Open Plan Living Room/Kitchen

L-shaped.....10m x 4.4m and 4.5m x 2.8m  
Having a fully fitted Poggenpohl kitchen with integrated appliances and peninsular breakfast bar comprising contrasting units with Granite worktops and inset sink with mixer tap. Comprising a range of units including pan drawers, twin Miele ovens, integrated halogen Miele hob with integrated extraction over, integrated appliance cupboards, coffee unit with integrated Miele coffee machine, fitted breakfast bar with stools, high level cupboards matching, tiled floor through to living room with inset spotlights. 2 pairs of French doors provide access to a private patio and covered seating area.

**Utility Room**.....4.6m x 3m  
Having a range of complementary units including 1½ bowl sink with drainer and mixer taps, space for domestic appliances, space for full height refrigeration unit, additional storage space, square edged worksurfaces, inset spotlights with complementing tiled splashbacks. Doors provide access to the rear and the gymnasium garage.

**Play Room**.....4.4m x 3.5m

Having fitted furniture comprising double height cupboards.

**Cinema Room**.....6.3m x 4.4m

Having screen and raised seating with integrated sound.

**Office**.....3m x 4.3m

Having fully fitted oak units comprising display bookcases, base units, full height cupboards, a range of drawers and fitted desk with 3 drawers.

**Snug Room**.....4m x 4m

Being double height, having French doors to rear enclosed private patio area, log effect gas fire.

## First Floor

A return oak staircase leads to an extensive first floor landing.

**Master Bedroom Suite**.....7.7m x 4.4m

With a range of fully fitted bedroom furniture with integrated television.

### Fully Tiled En-suite Bathroom

Having bath, walk-in glass walled shower, dual fitted sinks, floor to ceiling chrome plated towel rail and Tile Vision TV.

**Bedroom 2**.....4.5m x 3.1m

Having full height 3 door fitted wardrobe.

**Bedroom 3**.....4.5m x 3.5m

Having 6 door full height wardrobe, fitted bedroom furniture comprising vanity unit with 3 drawers, mirror and bed unit.

### Family bathroom

Fully tiled, having inset bath, fitted shower, sink unit over 3 drawers, low level WC, walk-in shower unit, fitted airing cupboard with shelves.

**Bedroom 4**.....4.4m x 3.6m

Having a range of cupboards, display unit with fitted shelves and twin two door bedside units.

**Bedroom 5**.....4.4m x 4.3m

Having en-suite shower, low level WC, wall mounted hand basin, fully tiled.



Adjoining the utility room is an entrance to the triple garage which has been part converted to a gymnasium.

**Garage**.....5.8m x 5.7m

Having a range of fitted workshop units.

**Partitioned Gymnasium**.....4.6m x 3m

## Outside...

There is an extensive parking area with space for over 20 vehicles, mature lawn, flower borders with a pedestrian and mower access to the rear gardens. The rear garden is private and enclosed by mature boundaries.

To the rear of the house is a paved patio area with a **Covered Seating Area**.....4.5m x 3.5m  
Overlooking the lawn.

**Brick Built BBQ Area**

**Raised Aqua Pool**.....6m x 3m

**Garden Studio**.....3m x 3m  
Overlooking the pool, having electric heating, triple bifold doors to decking area, WC and shower with tiled floors.



Total area: approx. 379.3 sq. metres (4082.5 sq. feet)

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### Viewing...

All viewings are to be made by appointment through the agent.  
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### Tenure...

The property is available for sale freehold with vacant possession.

### Outgoings...

The property is rated at Council Tax Band G.

### EPC...

The property has an Energy Performance Asset Rating B90, full details are available on request.



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