

Spacious Three Bedroomed Chalet Bungalow Set in 0.14 Acres For Sale Freehold with Vacant Possession

238 Roman Bank | Skegness | Lincolnshire | PE25 1DY



Large Detached Residence in Desirable Location, Located Between 2 Popular Tourist Resorts with Private Gardens to Rear Overlooking the Golf Course
Open Plan Lounge Diner, Modern Fitted Kitchen, Two Ground Floor Bedrooms and Family Shower Room, First Floor Master Bedroom En-Suite with Balcony

For Sale Freehold with Vacant Possession, No Onward Chain
£235,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Located between Skegness and Ingoldmells on Roman Bank, this unique property adjoins North Shore Golf Course and is accessed from a shared private road.

The seaside resort of Skegness is approximately 1 mile to the south, being 22 miles to the north-east of Boston and connected to London on the train running through Grantham and Nottingham through Boston.

The resort of Ingoldmells is located to the north with regular bus services connecting the two on the coastal road, the beach being located approximately 500m to the east as the crow flies.

Nearby, are the resort facilities of Winthorpe with coastal walks at Seathorpe. The tourist population increasing to transient tourist population to over 2 million visits in the summer.

The property is located in a residential area, backing on to the North Shore Golf Course with easy access to the King Charles III England Coastal Path and beach front.

Accommodation...

Main Entrance Hall

Open Plan Lounge Diner.....8.6m x 3.2m

Modern Fitted Kitchen.....3.7m x 2.9m and 1.8m x 1.6m

Having a modern range of fitted kitchen units comprising new 1½ bowl ceramic sink with drainer, complementing round edged worksurfaces, a range of base units and high level cupboards, fitted breakfast bar, inset spotlights and central heating radiator.

Reception/Utility Room.....4.6m x 2.5m

Having a range of fitted units and fitted stairlift to first floor.

Garage.....5m x 2.7m

Having electric roller shutter door and **WC** with Low level WC and sink.

Off the main hall are 2 ground floor bedrooms.

Bedroom 2.....3.5m x 3.7m

Bedroom 3.....3.2m x 3.6m

Family Shower Room

Having large modern walk-in shower, low level WC, 3 door cupboards, airing cupboard with lat shelves, pre-insulated copper water cylinder, range of modern storage cupboards, inset sink.

A spiral staircase leads from the living area to the first floor where there is a landing, master bedroom suite and balcony.

Master Bedroom.....5.4m x 5m and 2.2m x 2.3m

Patio doors to 5m balcony.

En-suite Shower Room.....2.8m x 2m

Low level WC, inset sink, 3 door cupboards, 3 drawers under.

The layout of the property easily lends itself to division to provide a 2 bedroomed bungalow and 2 storey annexe.



Outside...

The front of the property is approached by a shared access and has a block return drive with space for approximately 4 cars. The rest of the garden being laid out mainly to lawn with a patio.

To the rear of the property is a private rear garden and patio, 3 garden sheds and views over the golf course to the rear.

Tenure...

The property is available freehold with vacant possession with no onward chain.

Outgoings...

The property is rated at Council Tax Band E.

EPC...

The property has an Energy Performance Asset Rating C74. Full details are available on request.

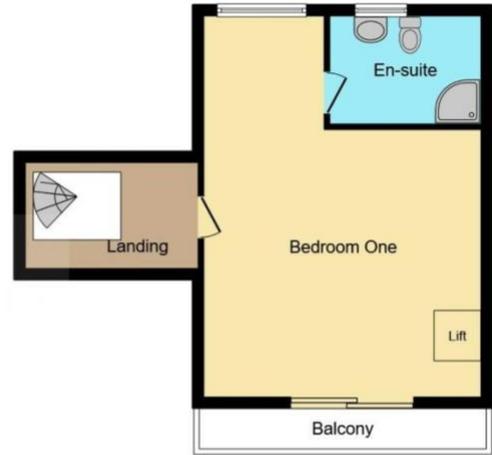
Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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Ground Floor



First Floor





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