



4 Saxby Avenue, Skegness



£229,000

- CLOSE TO TOWN
- EXTENDED 3/4 BEDROOM SEMI
- LARGE GARDEN
- NEW GARAGE
- SECURE GATED REAR PARKING
- MODERN GAS CENTRAL HEATING
- FREEHOLD
- EPC RATING D



GREAT LOCATION CLOSE TO TOWN, BEACH & SCHOOLS. This extended 3/4 bedroom semi detached house now has a large garden with a new Garage and secure gated parking to the rear for several vehicles, plus a new resin drive to the front. With a spacious Hall, W.C, front Lounge/Bed 4, rear 20' Sitting & Dining Room, revamped 19' Dining Kitchen, bathroom, built in wardrobes, new carpets and decor, modern gas central heating boiler, majority pvc double glazing. EPC Rating D.

LOCATION

Convenient for the town centre, beach and amenities. Saxby Avenue lies to the south of the town centre and from Newton Fallowell office follow Roman Bank southwards through Lumley Square and into Richmond Drive, left into Sandbeck Avenue, third right into Beresford Avenue and left into Saxby Avenue. Alternatively follow Roman Bank southwards into Lumley Square and left into Lumley Road, the main shopping street. Approximately 100 yards before the Clock Tower turn right into Drummond Road and take the second right into Saxby Avenue.

ACCOMMODATION

ENCLOSED PORCH

With opaque double glazed entrance doors, tiled floor, inner glazed door to the:-

RECEPTION HALL

12' 9" x 7' 10" being shaped

Being a roomy and welcoming entrance to the property, stairs leading off with built in cupboard under and electric fuses, new carpet.



W.C

7' 1" x 3' 4"

With opaque pvc window, tiled floor and walls, W.C and hand basin built into a suite of furniture with cupboards and concealed cistern, storage space.

LOUNGE

15' 0" x 12' 6" maximum

With walk in pvc bay window to the front elevation, radiator, new carpet.

SITTING ROOM

12' 0" x 12' 1" and being 20' 1" long overall with the Dining area

Being extended with radiator, T.V point, new carpet.

DINING AREA

11' 1" x 7' 2"

With tilt and glide patio door and side screens overlooking the rear garden, radiator, new carpet.

DINING KITCHEN

19' 7" x 7' 9"

Revamped and with ample base and wall cupboards, new worksurfaces with new tiled splashbacks, inset 1 1/4 bowl sink unit with mixer tap over, built under oven and 4 ring gas hob with stainless steel and glass cooker hood above, space for washing machine, space for fridge freezer, appliance spaces, wall mounted combi gas central heating boiler (2019), new flooring, pvc windows to the side and rear elevation, opaque pvc door to the garden, radiator

LANDING

being roomy with coloured leaded glazed window over the stairs.

W.C 2

With toilet, opaque pvc window, new carpet.

BATHROOM

8' 4" x 5' 10"

With tiled walls and bath with shower and screen over, hand basin, radiator, opaque pvc windows, double doored built in cupboard, downlights, new carpet.



BEDROOM 1

15' 6" x 12' 0" maximum

With pvc window to the front elevation with vertical blinds, radiator, built in wardrobes to one wall, built in dressing table and mirror.

BEDROOM 2

12' 0" x 12' 0" maximum

With pvc window to the rear elevation, radiator, hand basin in a vanity unit, built in wardrobes.

BEDROOM 3

8' 0" x 8' 5"

With corner pvc window, radiator, built in wardrobes including the stairhead.

OUTSIDE

To the front is a walled garden with new resin drive.

Access to the rear is from a private service road with new fencing and double gates to the rear garden which is set out for lower maintenance with paved sitting areas to catch the sun, slate chipped shrub borders, yard area for bins, exterior lighting, cold water tap. The main area is concreted providing ample parking for multiple vehicles and a space adjacent to the Garage.

GARAGE

14' 4" x 12' 2"

With up and over vehicle door, concrete floor, light and power.

TENURE

Freehold.

SERVICES

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.

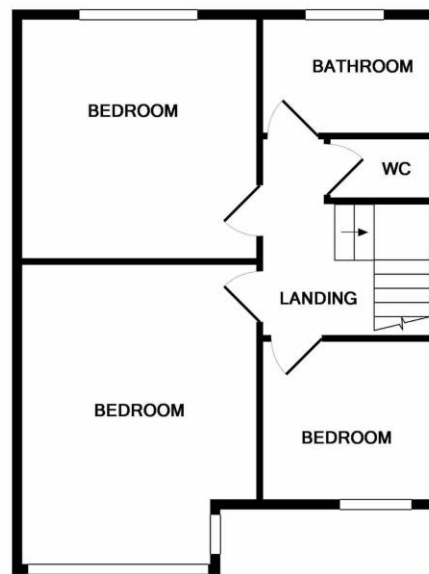
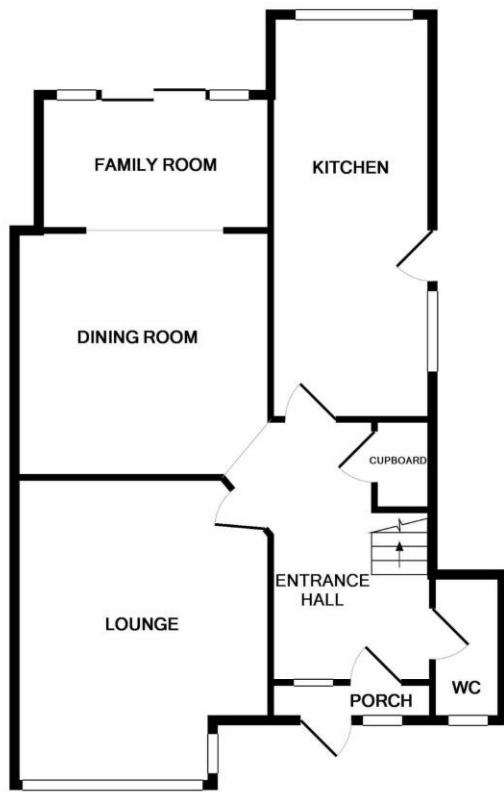
COUNCIL TAX

Charging Authority – East Lindsey District Council

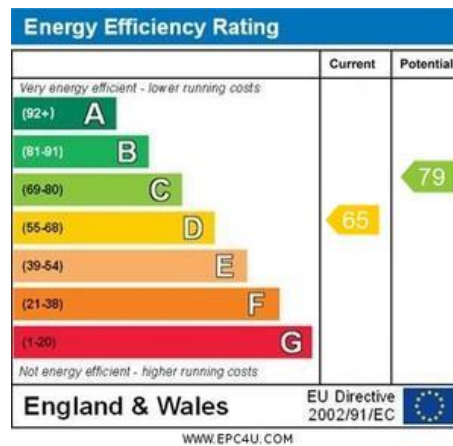
Band B - 2022/23 - £1529.24



Floorplan



1ST FLOOR



Newton Fallowell Skegness

01754 766061
skegness@newtonfallowell.co.uk