



3 Brancaster Drive, Skegness,  
Lincs, PE25 1AT



5



2



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Offers In Region Of £288,000



## Key Features

- BEAUTIFULLY PRESENTED 5 BEDROOM HOUSE
- CLOSE TO TOWN CENTRE, SCHOOLS & BEACH
- 3 FLOOR ACCOMMODATION
- EN-SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING
- GOOD SIZED SOUTH FACING REAR GARDEN WITH SHED
- EPC RATING D





A Beautifully presented 5 Bedroom Semi-Detached House, close to the town centre, schools and beach. With Entrance Hall, Lounge, Dining Room, WC, Kitchen & Dining Area, Shower Room and En-suite Shower Room., gas central heating and pvc double glazing. Driveway with off-road parking, and good sized south facing rear garden with Shed. EPC Rating D

### ACCOMMODATION

Part glazed pvc entrance door to:-

### ENTRANCE HALL

With wooden flooring, smoke alarm, radiator, stairs off with under stairs cupboard.

### WC

With WC, wall mounted hand basin, tiled walls.

### LOUNGE maximum into bay

With pvc box bay window to the front elevation, TV point, gas fire, radiator, wooden flooring, coved ceiling.

### SITTING ROOM 3.8m x 3.42m (12.5ft x 11.2ft)

With radiator, coved ceiling, pvc french doors to the rear garden.

### KITCHEN 3.94m x 3.6m (12.9ft x 11.8ft)

With a range of wall and base units, worksurfaces and tiled splashbacks, double belfast sink with mixer tap, space for gas range cooker with chimney hood above, space and plumbing for washing machine, integrated dishwasher, wine fridge, space for american fridge freezer, pantry, tiled floor, cupboard housing the gas combi boiler, pvc window to the side elevation.

### DINING AREA extending to 3.84m

With pvc window to the side elevation, radiator, wooden flooring, pvc french doors to the rear garden.

### LANDING

With radiator, over stairs storage cupboard, door to staircase to the 2nd floor.

### SHOWER ROOM

With WC, pedestal basin, tiled shower cubicle with electric shower, extractor fan, tiled floor, pvc window to the rear elevation.

### BEDROOM 4 3.62m x 2.22m (11.9ft x 7.3ft)

With pvc window to the rear elevation, radiator, coved ceiling.

### BEDROOM 3 3.58m x 3.43m (11.7ft x 11.3ft)

With pvc window to the rear elevation, radiator, coved ceiling.

### BEDROOM 2 maximum

With pvc window to the front elevation, radiator, TV point, coved ceiling.

### BEDROOM 5/DRESSING ROOM

With pvc window to the front elevation, radiator, built in wardrobes, coved ceiling.

Spiral staircase to:-

### 2ND FLOOR

### BEDROOM 1 4.39m x 4.16m (14.4ft x 13.6ft)

With 2 rooflight windows to the front elevation, radiator, built in drawers, eaves storage space.

### EN-SUITE SHOWER ROOM

With rooflight window to the side elevation, WC, wall hung vanity drawers with basin inset, shower cubicle with shower, electric underfloor heating, radiator.





## OUTSIDE

The front garden has a concrete driveway providing off-road parking.

Double gates lead to the south facing rear garden being fully enclosed, with patio and decked area, lawned area, raised flower beds, built in fire pit with large stone built bench seating area and concrete sectional Shed.

## 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

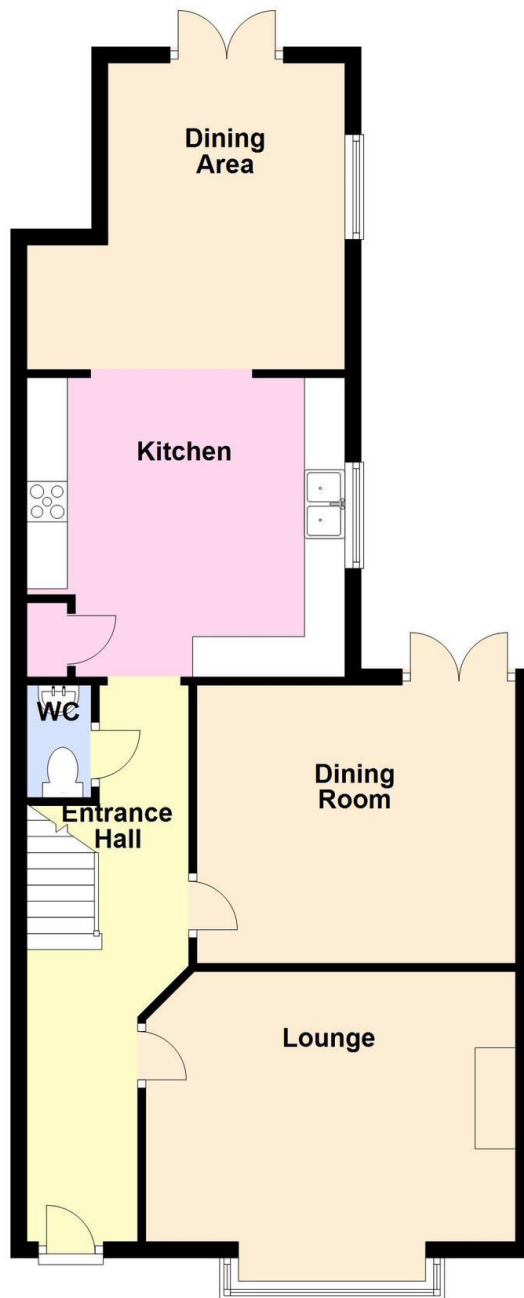
Charging Authority – East Lindsey District Council  
Band C - 2022/23 - £1833.77





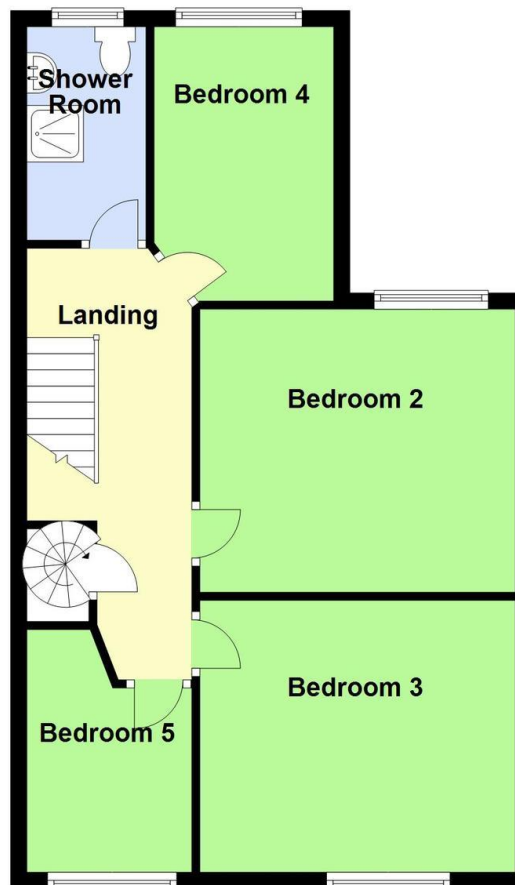
## Ground Floor

Approx. 70.1 sq. metres (754.4 sq. feet)



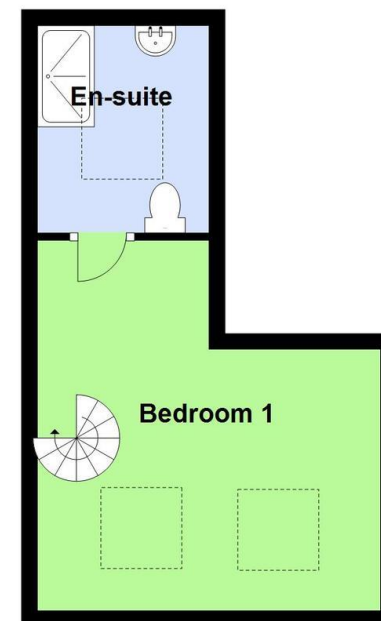
## First Floor

Approx. 55.3 sq. metres (595.0 sq. feet)

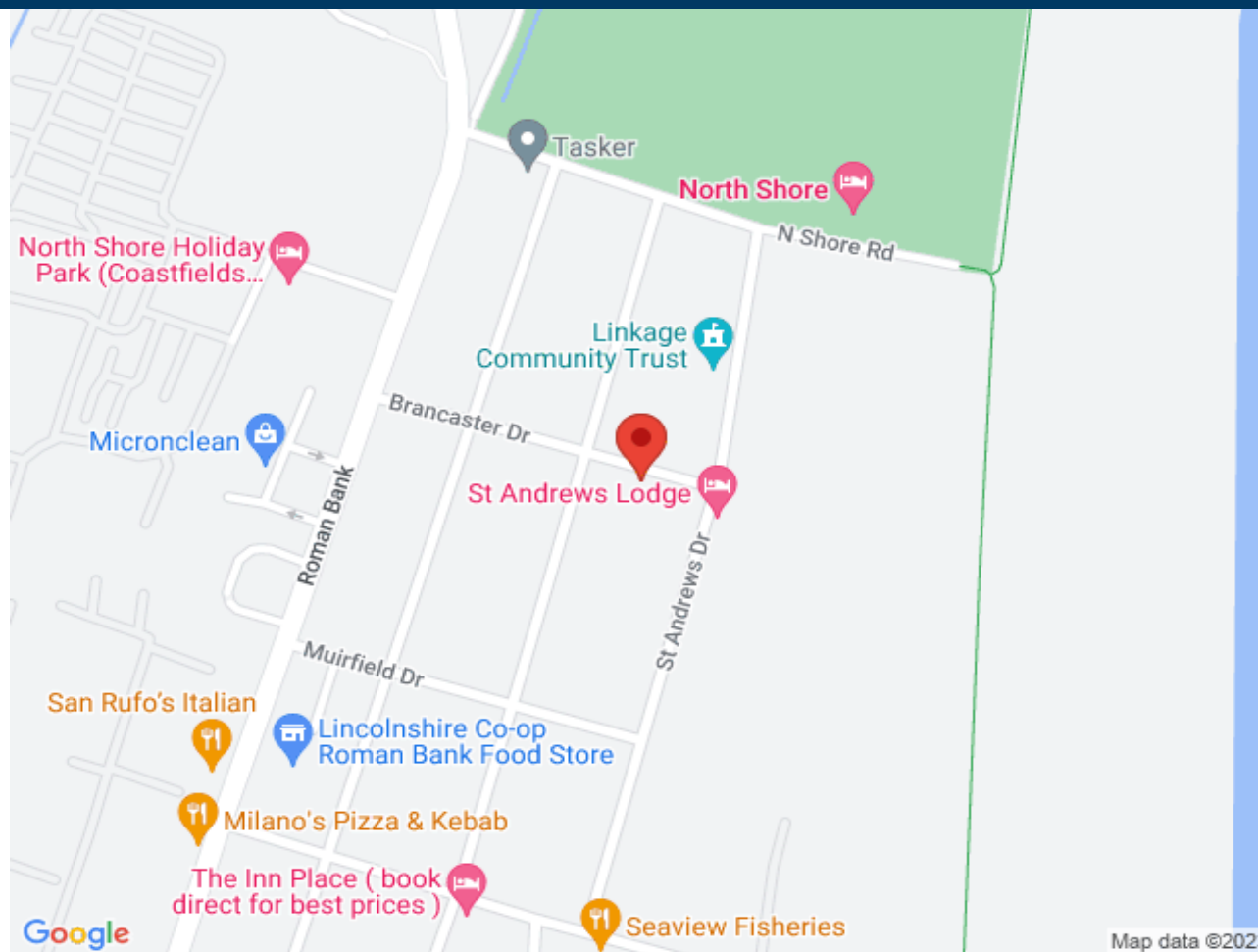


## Second Floor

Approx. 22.1 sq. metres (238.1 sq. feet)



Total area: approx. 147.5 sq. metres (1587.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		