



Willow Dale, Beacon Way,
Skegness, Lincs, PE25 1HL



£375,000

 3/4  3  4

Key Features

- BEAUTIFULLY PRESENTED COTTAGE
- LOVELY OPEN VIEWS
- LARGE FRONT & REAR GARDENS
- PARKING FOR SEVERAL VEHICLES
- BRICK GARAGE & DRIVEWAY
- 3 CONSERVATORYS AND SUNROOM
- EPC RATING D
- COUNCIL TAX BAND B
- FREEHOLD





BEAUTIFULLY PRESENTED 3/4 BEDROOM DETACHED COTTAGE WITH LOVELY OPEN VIEWS. With Sun Room, Kitchen, Dining Room, Lounge, Shower Room, Utility Room, Bathroom, Master Bedroom with walk-in wardrobe and En-suite Shower room, 3 Conservatory's, Study/Bedroom 4. Large front and rear gardens being lawned with large driveway with parking for several vehicles and brick garage. EPC Rating D



PORCH

1.93m x 1.63m (6.3ft x 5.3ft)

With pvc windows and door, glazed door into:-

KITCHEN

4.23m x 2.37m (13.9ft x 7.8ft)

With wall and base units, work surfaces with tiled splash backs, stainless steel sink unit with mixer tap, space for oven with chimney hood extractor above, worcester oil central heating boiler, pvc window to the front elevation with lovely field views, radiator.

UTILITY

2.31m x 1.71m (7.6ft x 5.6ft)

With worksurfaces with cupboards under, space for fridge and freezer, plumbing for washing machine and dish washer.

DINING ROOM

5.43m x 4.69m (17.8ft x 15.4ft)

With curved pvc bay window with lovely open outlook, open fire brick surround, built in cupboards, vertical radiator, stairs off.



LIVING ROOM

6.15m x 3.6m (20.2ft x 11.8ft)

With coal effect electric fire in marble surround, 2 radiators, 4 pvc windows to the side and rear elevations with lovely views, pvc french door to the garden onto the patio.

LANDING

With pvc window to the side elevation, radiator, access to loft space.

BEDROOM 1

3.65m x 4.25m (12ft x 13.9ft)

With 2 pvc windows to the side and rear elevations, pvc french doors to Juliette Balcony, vertical radiator.

WALK-IN WARDROBE

1.93m x 2.57m (6.3ft x 8.4ft)

EN-SUITE SHOWER ROOM

2.33m x 1.7m (7.6ft x 5.6ft)

With corner shower enclose with Triton electric shower, WC, wash basin in vanity unit with drawers and cupboards, heated towel radiator, extractor fan, tiled walls, obscure pvc window to the side elevation.

BEDROOM 2

2.37m x 4.24m (7.8ft x 13.9ft)

With pvc window to the front elevation, radiator, built in airing cupboard.

BEDROOM 3

3.32m x 2.95m (10.9ft x 9.7ft)

With pvc window to the side elevation and radiator.





BATHROOM

2.31m x 1.81m (7.6ft x 5.9ft)

With p-shaped bath with direct shower and shower screen, fitted vanity unit with drawers and cupboards with concealed WC and wash basin, tiled walls, pvc window to the front elevation.

STUDY / BEDROOM 4

1.79m x 2.52m (5.9ft x 8.3ft)

With pvc window to the side elevation, radiator.

SIDE LOBBY

1.71m x 2.23m (5.6ft x 7.3ft)

With wall and base units with worksurfaces, space for dryer, pvc door, radiator.

SHOWER ROOM

1.64m x 1.19m (5.4ft x 3.9ft)

With Triton electric shower in corner tray, wash basin, WC, heated towel radiator, tiled walls and floor.

CONSERVATORY

3.14m x 3.29m (10.3ft x 10.8ft)

Of brick and pvc construction, light and ceiling fan, french doors to the patio in the rear garden.

CONSERVATORY 2

3.12m x 4.38m (10.2ft x 14.4ft)

Of pvc and brick construction and french doors with space for Hot Tub.



OUTSIDE

The front garden is mainly lawned with lovely open outlooks, with a large gravelled driveway with parking for several vehicles.

A gate leads to the large rear enclosed garden with patio seating areas, majority lawned with shrubbery, hedging and trees.

BRICK GARAGE

5.05m x 4.29m (16.6ft x 14.1ft)

With up and over vehicle door, light and power, wooden stable door to the side elevation.

CONSERVATORY 3

6.08m x 4.56m (19.9ft x 15ft)

Of pvc and brick construction, 2 french doors, with space for Pool.

CONSERVATORY/GREEN HOUSE

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 - £1604.55





Floorplan



Total area: approx. 141.0 sq. metres (1517.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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