



214 Burgh Road, Skegness,
Lincs, PE25 2LW



£475,000



Key Features

- SOMETHING DIFFERENT !
- TASTEFUL & INDIVIDUALLY DESIGNED 4 BEDROOM FAMILYHOME
- OPEN PLAN LIVING
- CINEMA ROOM
- EN-SUITE AND CONCEALED DRESSING AREA TO THE MASTER BEDROOM
- LARGE DRIVEWAY WITH AMPLE PARKING
- EPC RATING C





An impressive 4 Bedroom Detached House designed by award winning architect Neil Dowlman and structurally engineered by Jamie Hicks, this beautifully renovated and extended property provides spacious and versatile family accommodation with ample frontage parking and a good sized rear garden. With Entrance Hall, W.C, Fabulous 22' x 16' Dining Kitchen/Family Room with integrated appliances and 6m bifold doors leading out the garden, Utility, Lounge, Cinema Room, Master Bedroom with concealed dressing area and En-Suite, 3 further Bedrooms and a family Bathroom. Throughout the property the attention to detail is outstanding with a modern black and glass staircase, contrasting black doors and radiators throughout, luxurious bathrooms, feature lighting and decorative media centres. Viewing is highly recommended to appreciate the presentation and quality of this ready to move into property. EPC Rating C

ACCOMMODATION

ENTRANCE HALL

With a composite front door with glazed side screens, modern radiator, built in cloaks cupboard, opaque pvc window to the side elevation, vertical radiator, downlights to ceiling, luxury vinyl tile flooring and opening upto a double height ceiling with stairs to the first floor.

CLOAKROOM

With low flush W.C, hand basin in a vanity unit, automatic light, heated towel radiator, tiled walls.

KITCHEN DINER

6.83m x 5.02m (22'5" x 16'6")

Fitted with a bank of modern units incorporating an integrated fridge and freezer, integrated dishwasher, built in double oven and microwave and a central composite sink unit with Quooker tap over and wall cupboards above, feature plinth lighting and over cabinet lighting. A central island unit with seating incorporates an induction hob with carbon extractor fan and built in storage and a wine cooler, feature venetian plaster drop down ceiling. To the dining area there is ample space for a large table, 2 vertical radiators, wall mounted T.V point and a set of bi-fold doors opens onto the rear garden.

UTILITY ROOM

3.98m x 2.82m (13'1" x 9'4")

Fitted with a range of base and wall units including larger cupboards, worksurface with inset sink unit, plumbing for washing machine, pvc window and pvc door to the rear garden.

LOUNGE

3.51m x 3.31m (11'6" x 10'11")

With pvc window to the side elevation, feature venetian plaster media wall with 3D log effect electric fire below.

CINEMA ROOM

4.26m x 3.51m (14'0" x 11'6")

With feature glass window to the front elevation and further pvc window to the side elevation, venetian plastered media wall with 3D log effect electric fire and lighting.

FIRST FLOOR GALLERIED LANDING

With pvc window to the side elevation, modern radiator, stunning modern black staircase with inset glass panels.

MASTER BEDROOM

4.53m x 3.96m (14'11" x 13'0")

With 2 full height windows overlooking the rear garden, a range of built in wardrobes to one wall with dressing area, bedside pendant lighting, venetian plastered media wall.

EN-SUITE SHOWER ROOM

4.62m x 1.36m (15'2" x 4'6")

With walk in shower with glass screen, twin hand basins in a vanity unit with illuminated mirrors above, low flush W.C, vertical towel radiator, tiled walls and floor, pvc window to the side elevation.





BEDROOM 2

3.61m x 3.31m (11'10" x 10'11")

With pvc window to the front elevation, modern radiator, wall mounted T.V point.

BEDROOM 3

3.53m x 3.31m (11'7" x 10'11")

With feature full height window to the front elevation, further pvc window to the side elevation, modern radiator.

BEDROOM 4

3.85m x 2.24m (12'7" x 7'4")

With pvc window to the rear elevation, modern radiator, access to roof space.

FAMILY BATHROOM

3.70m x 2.37m (12'1" x 7'10")

With freestanding bath with taps and hand held shower attachment, shower enclosure with glass sliding door, hand basin in a vanity unit with feature mirror above, tiled walls and floor, heated towel radiator, pvc window to the side elevation.

OUTSIDE

To the front is a gravelled drive providing ample parking.

FORMER GARAGE / STORE

4.08m x 0.00m (4'1" x 0'0")

With up and over door.

The good sized established rear garden is well fenced and mainly laid to lawn with paved seating area, raised garden borders, covered seating area and childrens woodchip play area.



TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

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 D - 2023/24 - £2062.99

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

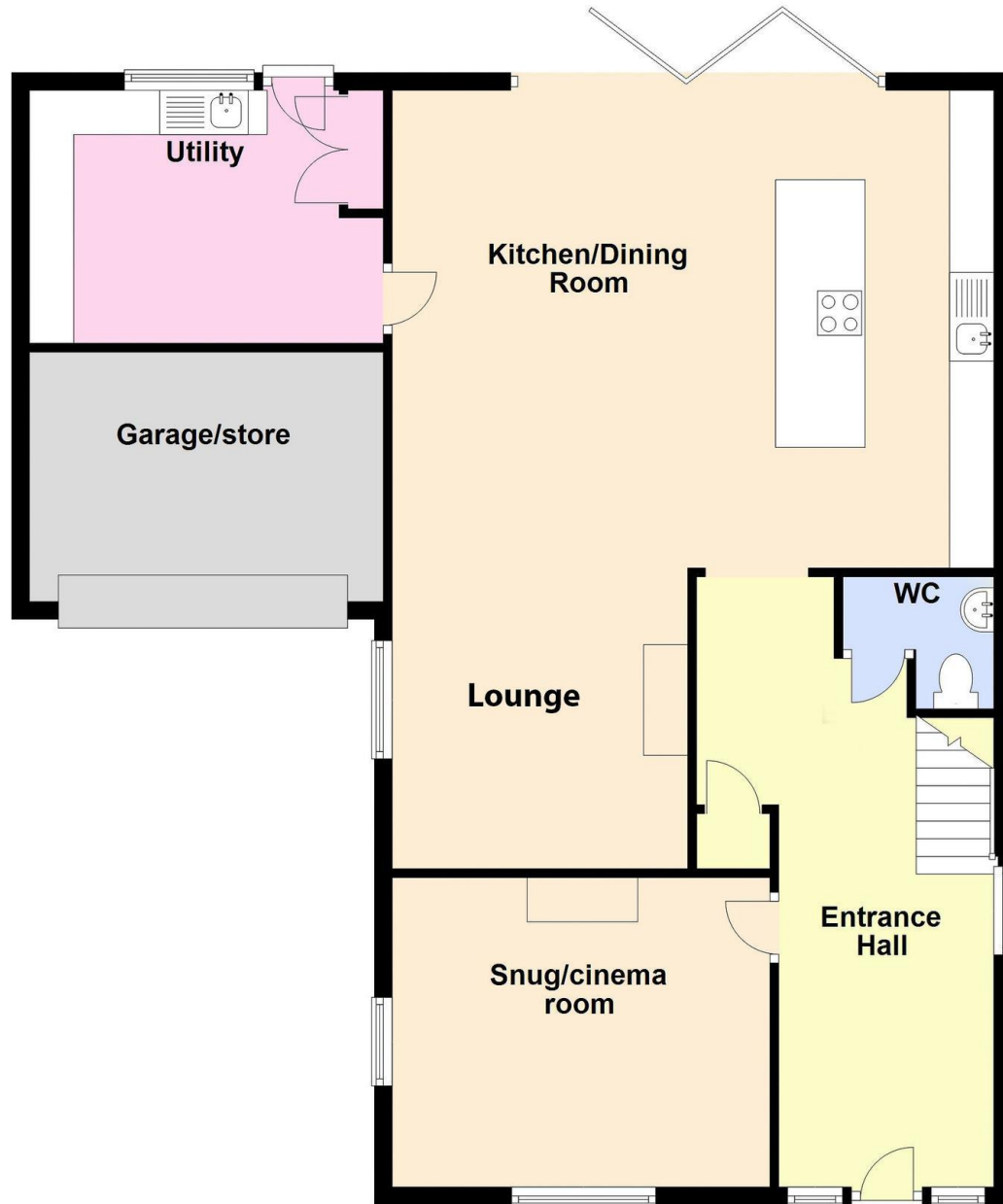
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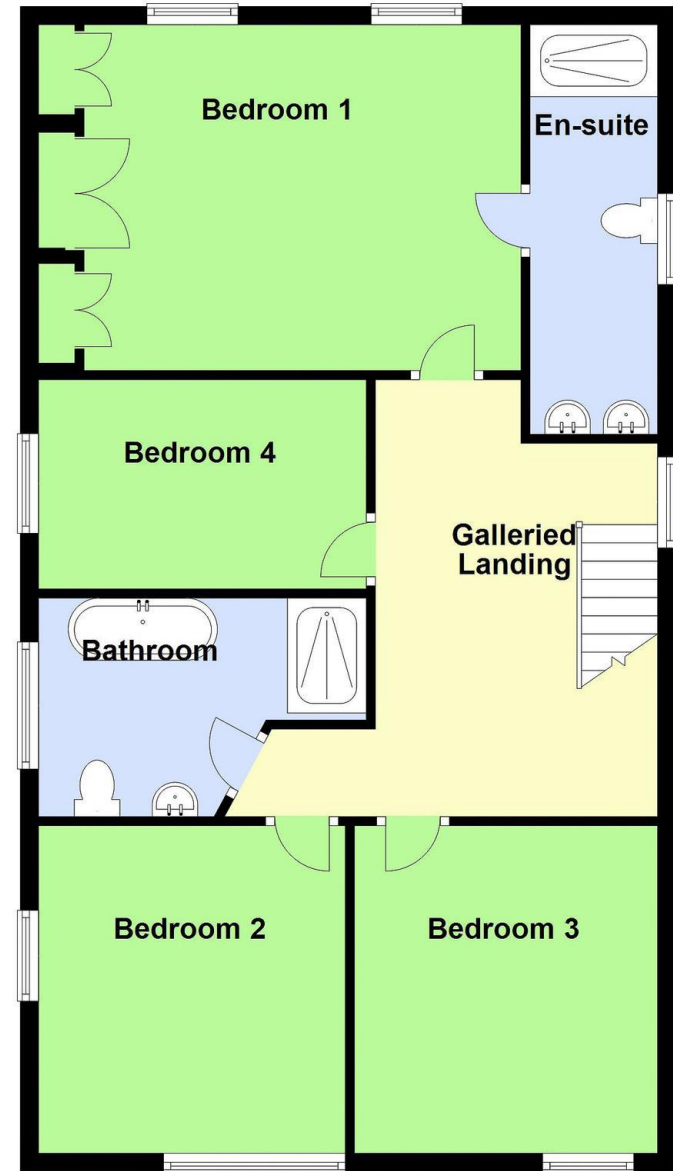
Ground Floor

Approx. 95.5 sq. metres (1027.9 sq. feet)



First Floor

Approx. 84.3 sq. metres (907.6 sq. feet)



Total area: approx. 192.3 sq. metres (2070.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

