



76 Hoylake Drive, Skegness,
Lincs, PE25 1AQ



3



1



2

Freehold

£330,000



Key Features

- NO CHAIN
- BEAUTIFULLY PRESENTED
- CONVENIENT FOR THE BEACH AND GOLF COURSE.
- BOX ROOM/STUDY WITH POTENTIAL TO BE AN EN-SUITE
- EPC RATING D
- COUNCIL TAX BAND D





NO CHAIN. A beautifully presented and well maintained 3 Bedroom Detached House to the north of Skegness town centre convenient for the Beach and Golf Course. With spacious Reception Hall. Dining Room, Lounge, beautifully re-fitted Dining Kitchen and side lobby with W.C. To the first floor is a Box Room/Study with potential to be an En-Suite, 3 Bedrooms and a Shower Room. Front garden with block paved drive and integral Garage and a delightful rear garden with paved sun terraces. Viewing is essential to appreciate the presentation of this Family Home. EPC Rating D

ACCOMMODATION

RECEPTION HALL

With PORCH CANOPY with pvc ceiling over a modern composite front door with glazed side screens, pvc window to the side elevation, radiator, attractive flooring, stairs leading off and an arched alcove with radiator and light providing space for a desk, understairs built in cupboard with electric meter.

DINING ROOM

4.72m x 3.96m (15.5ft x 13ft)
maximum into bay. With semi circular pvc bay window to the front elevation with curved radiator, two pvc windows either side of the chimney breast recess, faux beams to ceiling.

LOUNGE

5.94m x 5.2m (19.5ft x 17.1ft)

With lovely pvc bay window to the rear elevation with bench seating, feature fireplace with gas coal flame fire, radiator, glazed double doors from the Hall.

SIDE LOBBY

With radiator, built in cloaks cupboard and storage above.

W.C

With toilet, hand basin, opaque pvc window.

DINING KITCHEN

5.79m x 2.38m (19ft x 7.8ft)

Attractively re-fitted with a range of high gloss base and wall cupboards, worksurfaces with tiled splashbacks, larder cupboard, concealed space for washing machine, built under oven with hob and cooker hood above, pan drawers, 1 1/4 bowl sink unit with mixer tap over, integrated fridge and freezer, integrated washing machine, 2 pvc windows, pvc door and pvc window overlooking the rear garden, downlights to ceiling, radiator, tiled floor.

1ST FLOOR LANDING

With opaque pvc window over the stairs, access to roof space being part boarded with pull down ladder and light, large walk in airing cupboard housing the hot water cylinder.

BOX ROOM / OFFICE

2.18m x 1.21m (7.2ft x 4ft)

With window. In the agents opinion this room would make a perfect En-Suite.





BEDROOM 1

4.92m x 3.96m (16.1ft x 13ft)

With pvc bay window to the front elevation, radiator, built in wardrobes either side of the chimney recess.

BEDROOM 2

3.7m x 3.65m (12.1ft x 12ft)

With pvc window to the rear elevation, radiator.

BEDROOM 3

3.14m x 2.41m (10.3ft x 7.9ft)

With pvc window to the rear elevation, radiator.

SHOWER ROOM

2.51m x 2.38m (8.2ft x 7.8ft)

maximum being shaped. Stylishly re-fitted with a large shower enclosure, hand basin, W.C, attractive tiled surrounds and tiled floor, opaque pvc window, chrome vertical towel radiator, downlights to ceiling.

OUTSIDE

To the front is a low wall and a landscaped garden with lawn, shaped beds and borders, paved path and a block paved drive leading to the:-

GARAGE

4.9m x 2.87m (16.1ft x 9.4ft)

maximum. With up and over vehicle door.

A gated path leads to the delightful rear garden with paved sun terraces facing east and south, large lawns, shrub borders, Shed and Summerhouse.



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 - 2024/25 - £2164.00

AGENTS NOTES

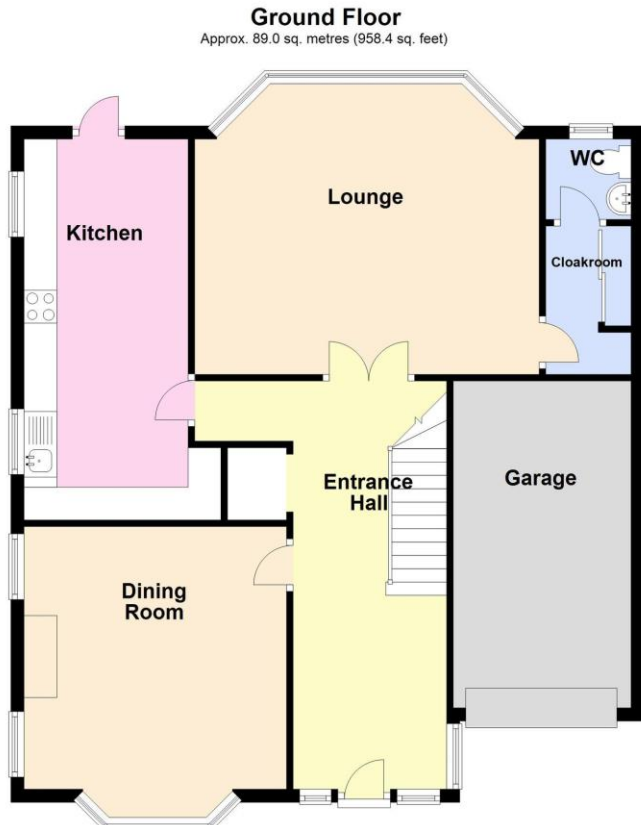
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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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