



53 Sunningdale Drive, Skegness, PE25 1AY



4



2



3



Freehold

£400,000



## Key Features

- SPACIOUS FAMILY HOME
- OPEN PLAN KITCHEN & FAMILY ROOM
- FORMAL LOUNGE
- 2 BATHROOMS
- UTILITY ROOM & STUDY
- COUNCIL TAX BAND D
- EPC RATING D





A spacious 4 Bedroom Detached House in a great location for town, schools, the beach and the North Shore Golf Course. The accommodation comprises Enclosed Entrance Porch, Reception Hall, Study, Lounge, Family Room and Kitchen, Utility Room, Jack and Jill Bathroom and further family Bathroom with separate Shower. Block paved frontage for parking, Garage and rear garden. EPC Rating D

### ACCOMMODATION

Entrance is on the front elevation via an:

### ENCLOSED ENTRANCE PORCH

2.46m x 3.43m (8'1" x 11'4")

With pvc entrance door and pvc windows, 2 double doored cloaks cupboards, oak flooring and an inner oak door with leaded glazed panels and matching side window leading to the:-

### RECEPTION HALL

3.25m x 3.66m (10'8" x 12'0")

With oak staircase to the first floor with cupboard under, radiator, oak flooring leading through to the:-

### STUDY

3.2m x 3.43m (10'6" x 11'4")

With tall pvc windows and leading through to the Kitchen.

### FRONT LOUNGE

3.61m x 7.8m (11'10" x 25'7")

With walk in square bay window to the front elevation, limestone fireplace and hearth with inset log burner, 2 radiators, , oak double doors to the:-

### FAMILY ROOM

3.45m x 6.45m (11'4" x 21'2")

Being a lovely open plan living area with 2 large pvc windows, radiator, oak flooring to the living area, pvc double doors and side windows opening onto the garden, tiled floor with underflooring heating to the dining area and leading through to the:-

### KITCHEN

3.63m x 5.21m (11'11" x 17'1")

Fitted with a range of oak base and wall units with Corian worksurfaces over, inset 1 1/4 bowl sink unit with grooved drainer and mixer tap over, glazed display cabinets, oak surround for an american style refrigerator, feature tiled recess with decorative oak surround and space for a range cooker, breakfast bar with radiator below, wall tiling, pvc window overlooking the garden, radiator.

### UTILITY ROOM

With tiled walls and floor, gas central heating boiler, large hot water cylinder, spaces for washing machine and dryer.

### 1ST FLOOR LANDING

With a large window at the half landing, radiator.

### BEDROOM 1

3.63m x 5.38m (11'11" x 17'8")

With pvc window to the front elevation, radiator, door to:-

### JACK & JILL BATHROOM

1.6m x 3.58m (5'2" x 11'8")

With a roll top bath on ball and claw feet, traditional mixer tap with hand shower attachment plus an overhead raindrop shower, pedestal hand basin,









W.C, chrome vertical towel radiator, tiled walls and oak flooring. Door to:-

## BEDROOM 2

3.43m x 6.43m (11'4" x 21'1")

With pvc window to the rear elevation and currently fitted as a Dressing Room with a range of oak and mirror doored wardrobes, dressing table with drawers, pvc window to the rear elevation.

## BEDROOM 3

2.64m x 5.61m (8'8" x 18'5")

extending to 3.61m (11'10") being L shaped. With 2 pvc windows to the side elevation, radiator.

## BEDROOM 4

3.66m x 3.51m (12'0" x 11'6")

With pvc window to the front elevation, radiator.

## BATH & SHOWER ROOM

2.62m x 2.82m (8'7" x 9'4")

reducing to 2.21m (7'3"). With a roll top bath on ball and claw feet with mixer tap and hand shower attachment, larger corner shower enclosure with twin shower heads, W.C, washstand, tiled walls and floor, chrome vertical towel radiator.

## OUTSIDE

To the front is a block paved frontage for parking with adjacent shrub borders and a gated drive leading to the rear set:-

## GARAGE

3.1m x 4.78m (10'2" x 15'8")

With double timber doors, single glazed window, light and power connected.

A wide gated side path with cold water tap also leads to the rear garden which comprises block paved seating areas, lawn with centre path, shrub borders and exterior lighting.



## 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 - £2,164.00

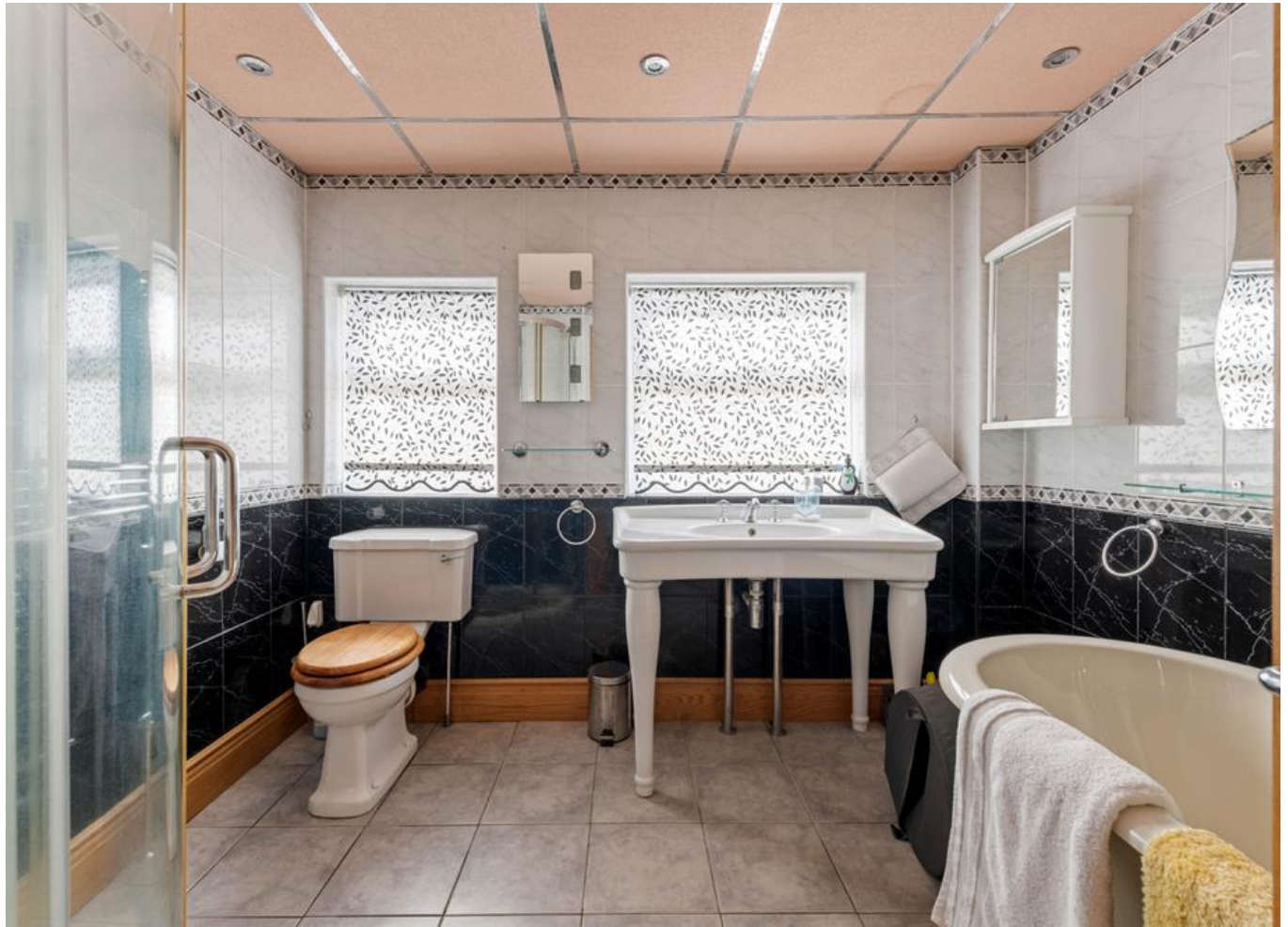
## AGENTS NOTES

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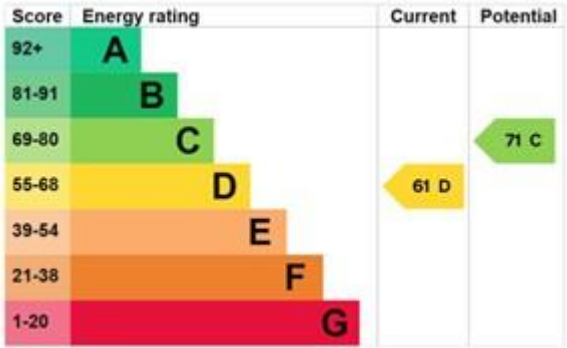
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# Floorplan



Newton Fallowell Skegness

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