



102 Hoylake Drive, Skegness, PE25 1AL



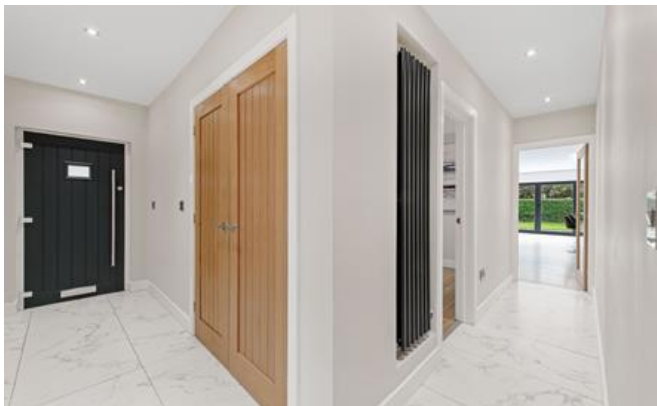
Freehold

£399,950

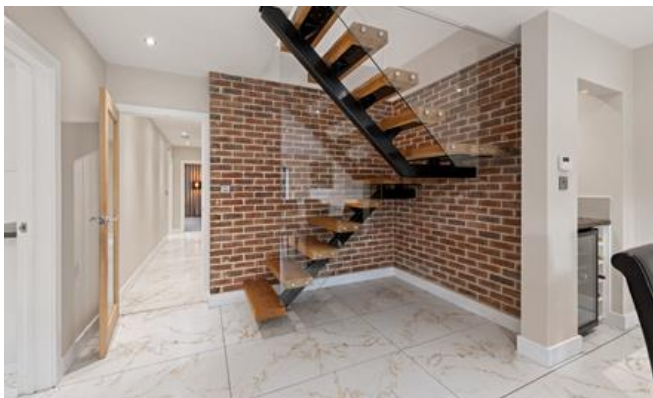


### Key Features

- BEAUTIFULLY PRESENTED
- RECENTLY REFURBISHED & EXTENDED
- CLOSE TO BEACH & GOLF COURSE
- FABULOUS 22' OPEN PLAN KITCHEN & FAMILY ROOM
- 3 GR FL BEDROOMS & BATHROOM
- 1ST FL BEDROOM SUITE WITH DRESSING ROOM & SHOWER ROOM
- EPC RATING C







A beautifully presented detached dormer bungalow in a popular residential area close to the beach and North Shore Golf Course. Recently refurbished and extended to provide a modern family home with Entrance Hall, 22' open plan Kitchen & Family Room, Utility Room, 3 ground floor Bedrooms and Bathroom and a Master Bedroom Suite to the first floor with Dressing Room and En-Suite Shower Room. Frontage parking and rear garden with patio seating area. Must be viewed to appreciate the size and presentation.

Amongst the many Improvements made the property benefits from a new central heating boiler, new pvc double glazing and composite doors, low maintenance silicone rendering and a CCTV system.

EPC Rating C

### ACCOMMODATION

Entrance is on the side elevation via a composite door to the:-

### HALLWAY

With tiled floor, built in double doored cloaks cupboard, modern vertical radiator.

### BEDROOM 2

3.59m x 4.62m (11'10" x 15'2")

With pvc window to the front elevation, radiator.

### BEDROOM 3

3m x 3.63m (9'10" x 11'11")

With pvc window to the front elevation, radiator.

### BEDROOM 4

3.09m x 3.31m (10'1" x 10'11")

With 2 pvc windows to the side elevation, radiator, tiled floor.

### FAMILY BATHROOM

2.24m x 3.01m (7'4" x 9'11")

Beautifully fitted with a freestanding slipper bath with pillar tap and hand shower attachment, vanity unit with inset hand basin and mixer tap, W.C, Walk in tiled shower recess with dual shower head, illuminated mirror, part tiled walls, tiled floor.

### UTILITY ROOM

With double larder unit, base units with worksurfaces over, plumbing for washing machine, tiled floor, pvc door to the side elevation.

### KITCHEN & FAMILY ROOM

5.88m x 6.7m (19'4" x 22'0")

Being a large open plan living and dining space with tiled flooring and underfloor heating, bi-fold doors leading out onto the rear garden and a feature exposed brick wall with an oak and steel staircase with glass balustrade leading to the first floor.

The sleek white high gloss kitchen comprises base and wall units with worksurfaces over, tiled splashbacks, 1 1/2 bowl composite sink unit with mixer tap over, oven unit housing twin ovens a microwave and built in coffee machine, recess for large american style refridgerator, induction hob.

A large central island with power points and storage with adjacent marble topped breakfast bar provides ample seating.







## FIRST FLOOR LANDING

With skylight window, eaves storage space.

## MASTER BEDROOM

4.96m x 6.09m (16'4" x 20'0")

With reduced headroom at the eaves. With 4 skylight windows with fitted blinds, 2 radiators, recessed T.V point, pvc double doors opening onto a Juliette balcony, feature ceiling lighting.

## DRESSING ROOM

2.5m x 5.86m (8'2" x 19'2")

With reduced headroom at the eaves. With a vast range of built in hanging space and clothes storage, built in dressing table, laundry chute and feature ceiling lighting. Door to:-

## EN-SUITE SHOWER ROOM

With reduced headroom at the eaves. With overhead shower with two heads and floor drain, hand basin in a vanity unit, W.C, part tiled walls and tiled floor, illuminated mirror, heated towel radiator, skylight window.

## OUTSIDE

To the front is a low silicone rendered wall to match the property and a complimentary granite chipped drive providing parking for several cars, CCTV cameras.

## OFFICE / STUDIO

2.6m x 5.97m (8'6" x 19'7")

Being the former garage and suitable for a variety of uses with composite entrance door from the drive, pvc window to the rear elevation and wood effect flooring.

A gate to the side of the property leads to the rear garden which has an extensive paved patio seating area, lawn and hedging to the rear boundary.



## 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.

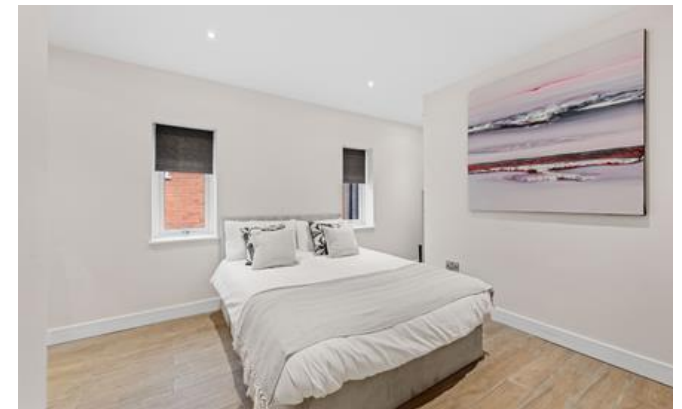
## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band C - 2024/25 - £1923.56

## 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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





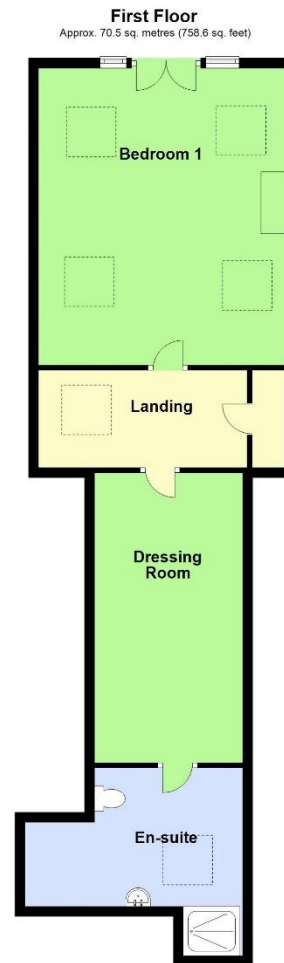




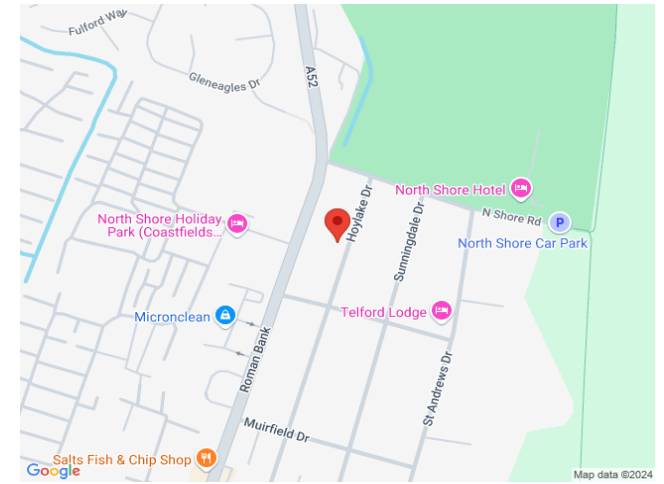




# Floorplan



Total area: approx. 186.7 sq. metres (2010.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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