



61 St Andrews Drive,  
Skegness, PE25 1DJ

 4  3  2

£485,000 Freehold

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## Key Features

- Beautifully Presented
- Sought After Location
- Close To Beach & Golf Course
- Large Dining Kitchen With Utility
- 2 En-Suite Bedrooms
- Drive Through Garage
- 2<sup>nd</sup> Garage/Workshop
- Gardens with Sun Terrace & Hot Tub
- Gas Central Heating
- EPC Rating D



A beautifully presented 4 Bedroom Detached House situated in a sought after location to the north of Skegness town centre just a short walk to the beach and North Shore Golf Course. The accommodation comprises Entrance Porch, Hallway, Cloak Room, Lounge, Sitting Room, large Dining Kitchen, Utility Room. To the first floor are 4 double Bedrooms, 2 being having walk in wardrobes and En-Suite Shower Rooms and a spacious family Bathroom. Externally is a driveway providing ample parking, a "drive through" Garage leading to a second Garage/Workshop, lovely garden with raised sun terrace with a sunken Hot Tub, 2 garden Sheds and an Attached Store. Viewing is essential to appreciate this beautifully presented family home. EPC Rating D







## ACCOMMODATION

Entrance is on the front elevation via an:-

## ENCLOSED PORCH

3.51m x 0.94m (11'6" x 3'1")

With pvc windows and entrance door tiled floor, inner pvc door to the:-

## RECEPTION HALL

3.61m x 3.05m (11'10" x 10'0")

Providing a spacious and welcoming entrance with radiator, pvc window overlooking the drive, stairs to first floor.



## W.C

With toilet and hand basin in a vanity unit.

## CLOAKROOM

2.72m x 1.4m (8'11" x 4'7")

With pvc window to the front elevation, radiator, shelving and coat hooks.

## LOUNGE

3.78m x 5.33m (12'5" x 17'6")

With semi circular pvc bay window to the front elevation, decorative fireplace with inset living flame gas fire, radiator.



## SITTING ROOM

6.35m x 3.81m (20'10" x 12'6")

With 2 radiators, solid oak strip flooring and feature bi-fold double glazed doors opening wide to the west facing decking patio.

## DINING KITCHEN

5.54m x 5.41m (18'2" x 17'8")

maximum overall including the Utility. Being beautifully fitted with black granite worksurfaces with matching upstands, a range of base and wall cabinets, inset 1 1/4 bowl sink unit with mixer tap over, space for gas 5 ring range cooker with stainless steel and glass canopy above, space for dishwasher, integrated full height fridge. The dresser style unit has base and wall cabinets and granite worksurface. The island seating area unit has a large granit surface with end cupboards. There is a radiator, 2 pvc windows, pvc french doors to the garden and a slate style tiled floor leading through to the:-

## UTILITY ROOM

1.98m x 1.63m (6'6" x 5'4")

With worksurfaces, spaces for washing machine and dryer, integrated freezer, roller shutter wall cupboard, shelving.

## FIRST FLOOR LANDING

3.61m x 2.26m (11'10" x 7'5")

Providing a spacious area for reading or studying, walk in built in cupboard, further built in cupboard over the stairs, light tunnel, radiator.

## BEDROOM 1

5.56m x 4.62m (18'2" x 15'2")

maximum including the dressing room. With pvc window to the front elevation, radiator, pvc french doors facing west to a Juliette BALCONY, door to:-

## DRESSING ROOM

3.99m x 1.32m (13'1" x 4'4")

With access to roof space, hanging rails and shelving.





### EN-SUITE SHOWER ROOM

2.74m x 1.63m (9'0" x 5'4")

Attractively fitted with a large walk in shower enclosure with drying area, W.C, hand basin in a vanity unit, opaque pvc window to the side elevation, extractor, vertical radiator.

### FAMILY BATH & SHOWER ROOM

3m x 2.67m (9'10" x 8'10")

Fitted with a large tiled shower enclosure with drying area, double ended bath with centre tap, W.C, hand basin in a vanity unit, tiled floor, panelled surround, 2 radiators, extractor, access to roof space, 2 opaque pvc windows to the rear elevation.

### BEDROOM 2

3.81m x 3.35m (12'6" x 11'0")

With radiator, pvc window to the side and a lobby leading to:-

### DRESSING ROOM

2.64m x 1.22m (8'8" x 4'0")

With shelving and hanging rails.

### EN-SUITE SHOWER ROOM

2.26m x 1.75m (7'5" x 5'8")

Fitted with a tiled walk in shower with drying area, W.C, hand basin in a vanity unit, vertical radiator, opaque pvc window to the rear elevation.

### BEDROOM 3

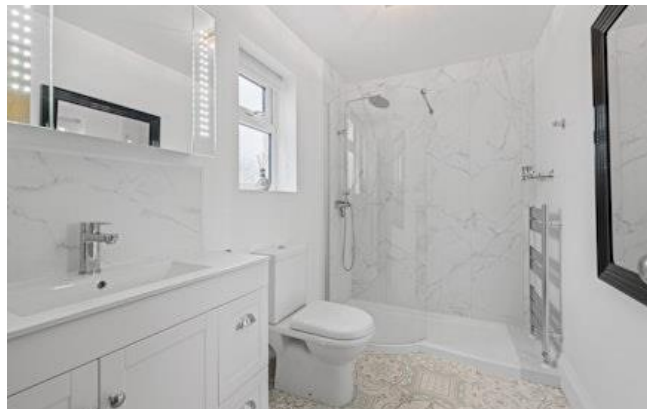
4.24m x 3.81m (13'11" x 12'6")

With pvc window to the front elevation, radiator, feature cast iron fireplace with granite hearth.

### BEDROOM 4

3.61m x 2.84m (11'10" x 9'4")

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



## OUTSIDE

The property is bordered by a brick wall with wrought iron gates opening onto an extensive block paved drive proving ample parking and leading to the:-

## GARAGE

With remote controlled roller shutter door, light and power, Viessman gas central heating boiler and a further roller shutter door at the rear to a block paved area with cold water tap and access to:-

## TIMBER GARAGE / WORKSHOP

With remote controlled roller shutter door, pvc front door, light and power, 2 single glazed windows, worksurface with stainless steel sink.

The west facing rear garden includes a large decking terrace with sunken Hot Tub (6 person) uplighting, exterior lighting, trees and shrubs.

Gated paths to both sides lead back around to the front of the house.

## STORE 1

2.74m x 1.52m (9'0" x 5'0")

With adjacent Gazebo sitting area.

## GARDEN SHED

3.05m x 2.44m (10'0" x 8'0")

With window and power connected.

## ATTACHED STORE.

2.74m x 1.52m (9'0" x 5'0")

With glazed door, light and power.





## 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 E - 2024/25 - £2,644.89

## 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.

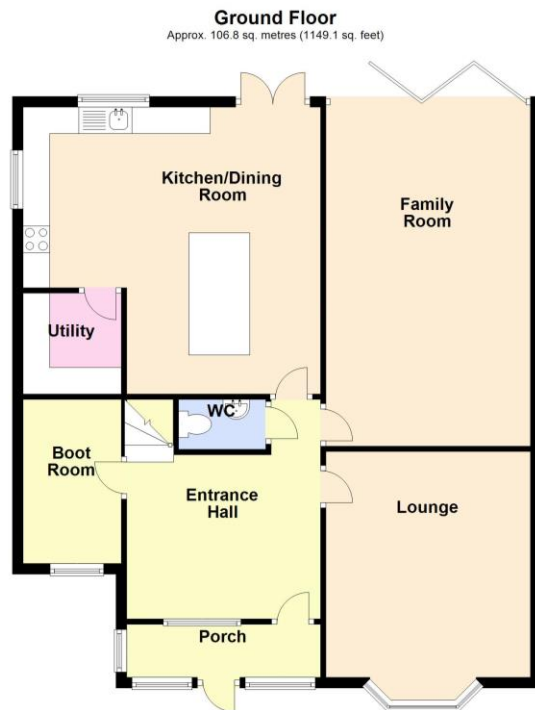
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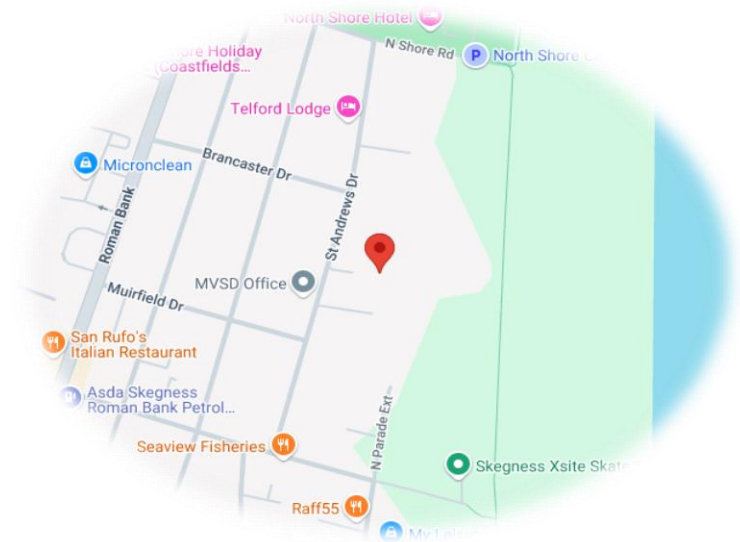




# Floorplan



Total area: approx. 217.1 sq. metres (2336.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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