



7 Marine Avenue, Skegness, PE25 3ER



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£339,950 Freehold

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Key Features

- Beautifully Presented & Spacious
- Popular Seacroft Area
- Close To Beach
- Modern Dining Kitchen
- Study, Lounge & Garden Room
- Ground Floor Shower Room
- Utility / Store
- Drive & Car Port
- Enclosed Rear Garden
- EPC Rating C





A beautifully presented and spacious 4 Bedroom family house situated in the popular Seacroft area convenient for the local shops, beach, Golf Course and being just a short drive from the Gibraltar Point Nature Reserve. The accommodation comprises an Entrance Porch, Hallway, Study, Lounge, beautifully fitted modern Dining Kitchen, Garden Room with roof lantern and a ground floor Shower Room. To the first floor are 4 Bedrooms and a Family Bathroom. Front and rear gardens, Drive with Car Port over and a Utility/Store Room (former Garage). Viewing is essential to appreciate the space and presentation. EPC Rating C.







ACCOMMODATION

Entrance is on the front elevation via pvc french doors and windows leading to the:-

CONSERVATORY PORCH

With built-in shoe cupboard, inner timber and coloured leaded glazed door leading to the:-

HALLWAY

With radiator, stairs leading off with built-in cupboard under.

SHOWER ROOM

With corner shower enclosure, WC, pedestal hand basin, radiator, tiled walls, spotlights to ceiling, opaque pvc window to the side elevation.

STUDY

4.39m x 3.13m (14'5" x 10'4")

With walk-in square pvc bay window to the front elevation, radiator, telephone point, brick fireplace surround with gas fire, built in bookshelves, desk and drawers, Karndean flooring.

DINING KITCHEN

5.26m x 4.5m (17'4" x 14'10")

Beautifully fitted with a modern range of high gloss base and wall units including curved end cabinets, granite worksurfaces with matching upstands and splashbacks, inset sink unit with mixer tap over, 4 ring gas hob with extractor hood above, built in double oven, integrated fridge, integrated dishwasher, 2 radiators, pvc windows to the side and rear elevations, 2 light tunnels, pvc door to the side elevation, wall mounted T.V point, built in cupboards housing the gas central heating boiler (new approx 3 years ago), Kardean flooring leading through an arched opening to the:-

GARDEN ROOM

4m x 3.67m (13'1" x 12'0")

With a pair of pvc french doors and side windows to the rear garden, TV point, 2 radiators, pvc roof lantern, downlights to ceiling, and a glazed french doors opening to the:-

LOUNGE

5.45m x 4.27m (17'11" x 14'0")

With pvc windows to the front and side elevations, wooden fireplace surround with cast iron gas fire, T.V point.

FIRST FLOOR LANDING

With opaque pvc window to the side elevation, large built-in airing cupboard housing the insulated hot water cylinder, radiator, access to roof space with pull down ladder.

BEDROOM 1

4.52m x 4.67m (14'10" x 15'4")

maximum being shaped. With pvc square bay window to the front elevation, further pvc window to the front elevation, radiator.

BEDROOM 2

4.24m x 3m (13'11" x 9'10")

With pvc window to the front elevation, radiator.

BEDROOM 3

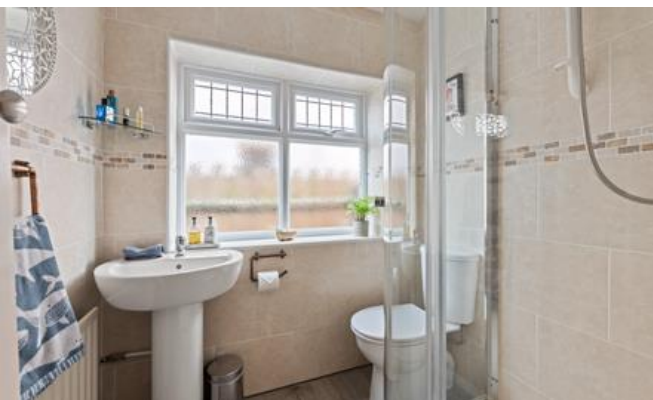
4.26m x 2.39m (14'0" x 7'10")

With pvc window to the rear elevation, radiator.

BEDROOM 4

2.41m x 2.41m (7'11" x 7'11")

With pvc window to the rear elevation, radiator.



BATHROOM

2.88m x 2.02m (9'5" x 6'7")

Beautifully fitted with a freestanding slipper bath with traditional mixer taps and hand held shower attachment, corner entry shower enclosure with electric shower, pedestal hand basin, W.C, tiled walls, radiator, opaque pvc window to the side elevation.

OUTSIDE

To the front is a low brick wall and paved front garden, gated path leading around to the rear. A tarmac drive with CAR PORT over leads to the:-

FORMER GARAGE

currently used as a Utility/Store but could easily be re-instated as a Garage if required. With plumbing for washing machine, spaces for tumble dryer and freezer, light and power connected. The front vehicle door has been blocked off.

The rear garden is enclosed by mature hedging and mainly lawned with paved paths and sitting areas, decked seating area with arbour over and a timber garden shed, exterior power points.

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.

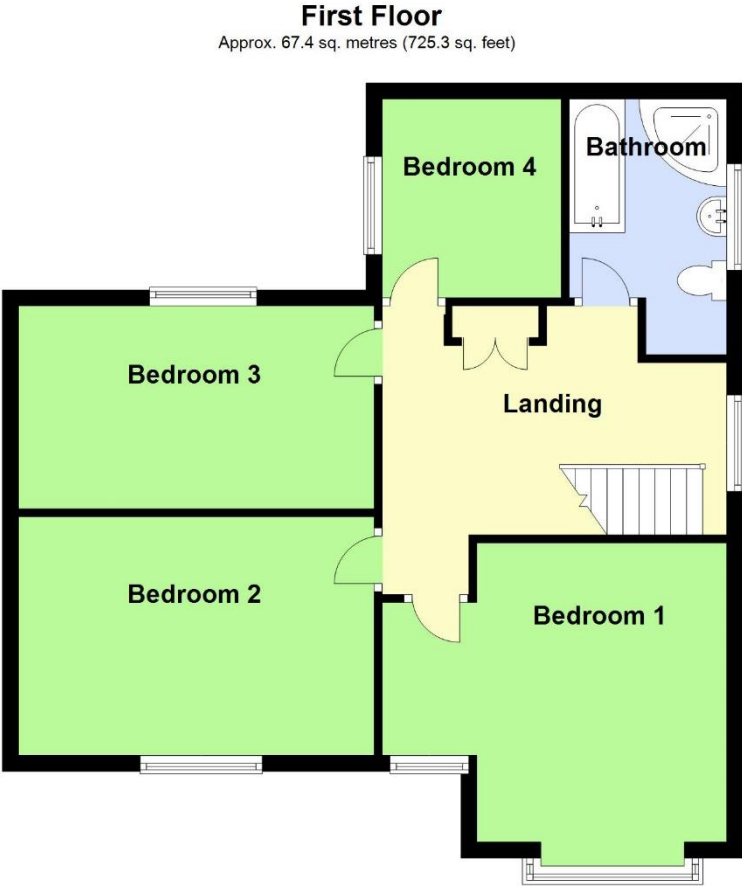
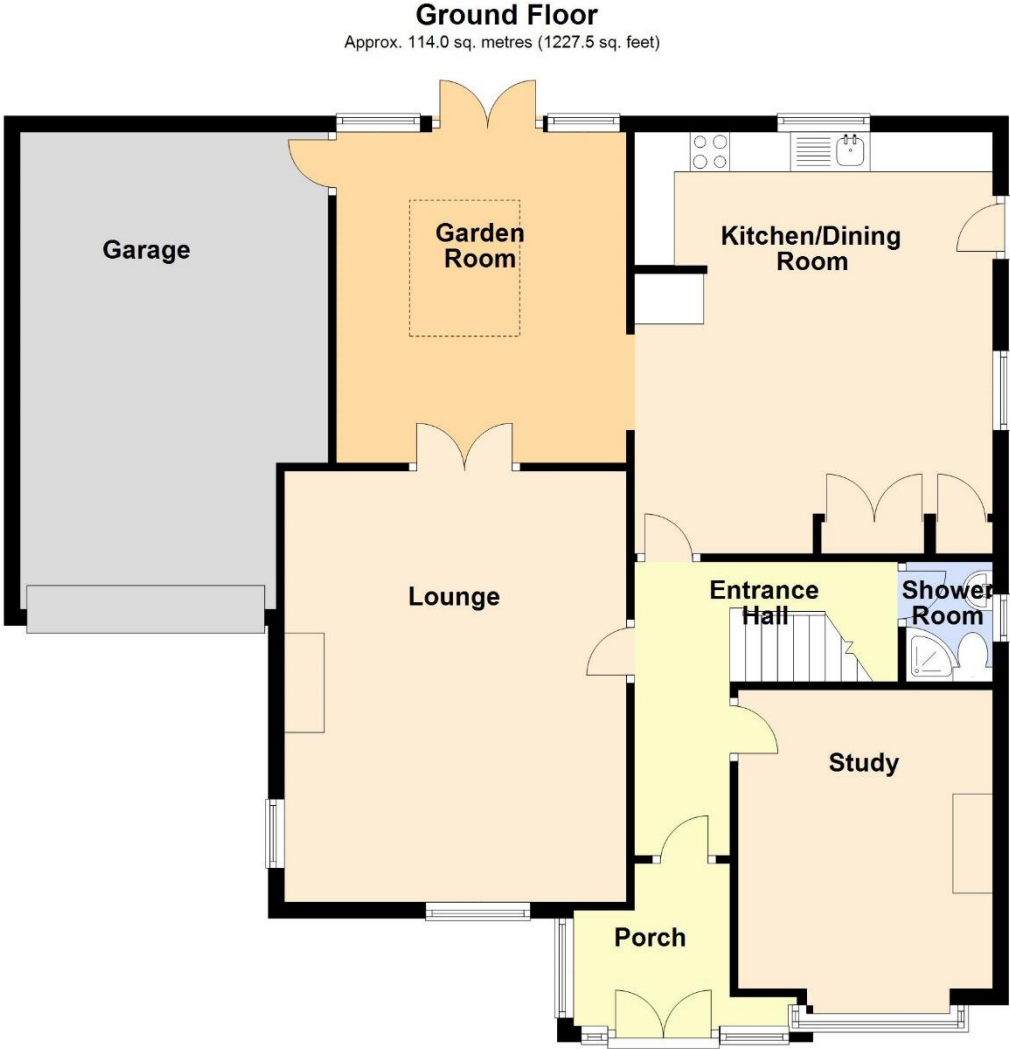
COUNCIL TAX

Charging Authority – East Lindsey District Council
Band D - 2024/25 - £2,164.00

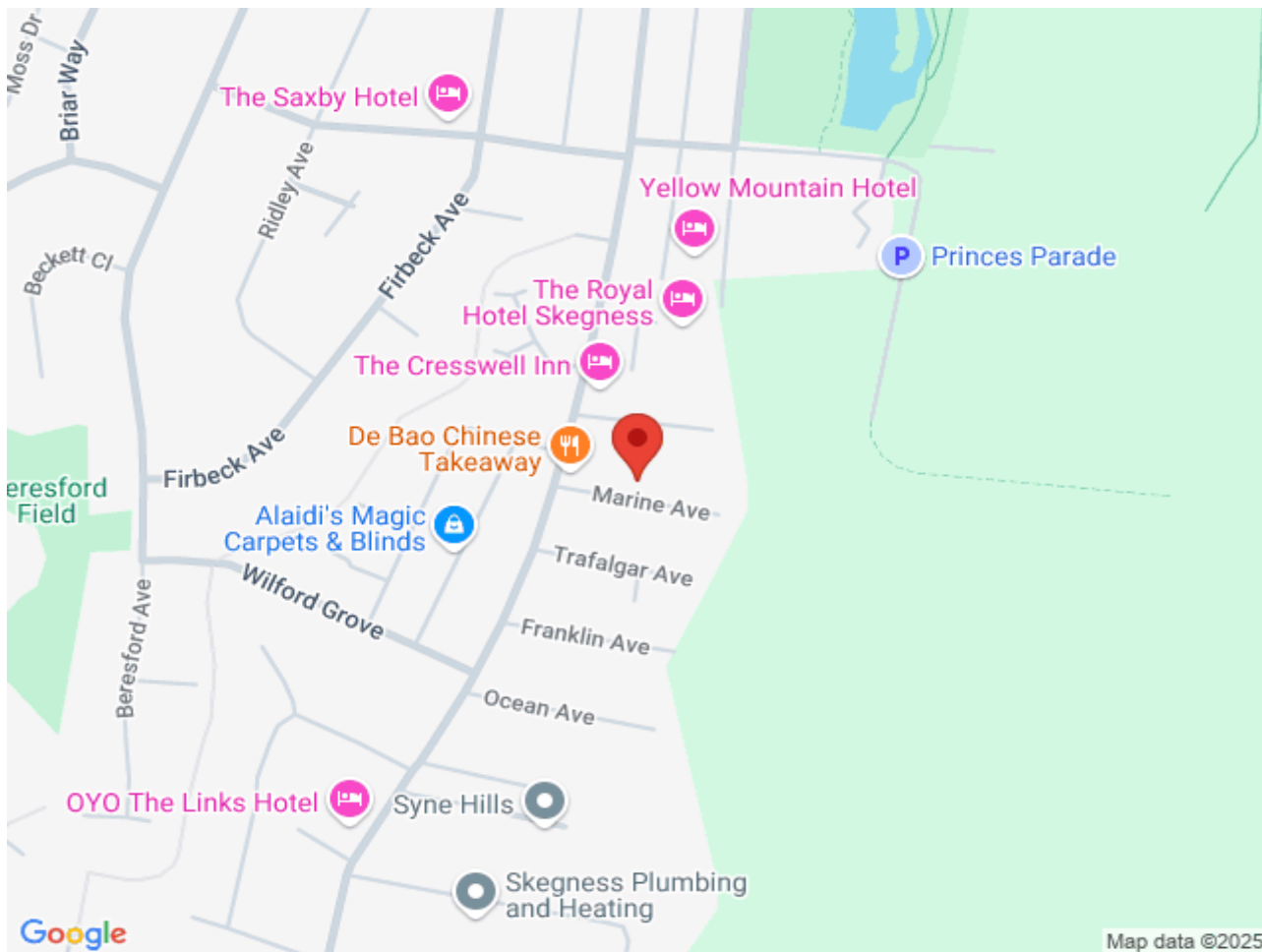




Floorplan



Total area: approx. 181.4 sq. metres (1952.8 sq. feet)



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.

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