



**Breckland House, 12A St Andrews Drive,
Skegness, PE25 1DQ**



4



2



2

£299,950



Key Features

- NO CHAIN
- MODERN FAMILY HOME
- 4 BEDROOMS, EN-SUITE W.C
- 22' DINING KITCHEN
- LOUNGE & OFFICE
- MODERN FAMILY BATHROOM
- EPC RATING D
- FREEHOLD
- COUNCIL TAX BAND C





NO CHAIN. A beautifully presented and modern 4 bedroom family house situated in a great location just a stones throw from the Beach and North Shore Golf Course. The accommodation comprises a lovely 22' Dining Kitchen with french doors opening onto the garden, 16' Lounge, Office and with 4 Bedrooms, one having an En-Suite W.C and modern Bathroom to the first floor. With a block paved frontage for parking and lower maintenance rear garden with Hot Tub. EPC Rating D

ACCOMMODATION

Entrance is on the side elevation via an opaque pvc door to the:-

HALLWAY

With stairs to first floor, radiator, Karndean flooring leading through to the:-

DINING KITCHEN 6.76m x 3.53m (22'2" x 11'7")

Fitted with a range of modern base and wall units with undercabinet and plinth lighting, worksurfaces with tiled splashbacks, inset composite sink unit with hose tap over, space for an electric cooker, space and plumbing for washing machine, space for large american style fridge freezer, integrated dishwasher, concealed wall mounted gas central heating boiler, pvc windows to the side and rear elevations, pvc french doors opening onto the rear garden. 2 radiators, Karndean flooring.

LOUNGE 4.95m x 3.71m (16'2" x 12'2")

With a pvc window to the front elevation, radiator.

OFFICE 5.21m x 2.51m (17'1" x 8'2")

Being the former garage with pvc windows to the front and side elevations, side door.

1ST FLOOR LANDING

With pvc window access to roof space, radiator.

BEDROOM 1 3.84m x 3.61m (12'7" x 11'10")

With pvc window to the front elevation, radiator, recessed double doored built in wardrobe.

BEDROOM 2 5.05m x 2.69m (16'7" x 8'10")

With pvc window to the front elevation, radiator, recessed double doored built in wardrobe.

BEDROOM 3 3.53m x 3.02m (11'7" x 9'11")

With pvc window to the side elevation, radiator, recessed built in wardrobe, door to:-

EN-SUITE W.C

With toilet, hand basin, radiator, extractor.

BEDROOM 4 2.62m x 2.62m (8'7" x 8'7")

With pvc window to the side elevation, radiator, built in airing cupboard housing the hot water cylinder fitted with immersion heater.

BATHROOM 2.44m x 1.57m (8'0" x 5'2")

Fitted with a P shaped bath with shower and screen over, W.C, hand basin in a vanity unit, tiled surround, opaque pvc window, vertical towel radiator, extractor.

OUTSIDE

To the front is a low wall and a block paved drive providing parking for 2 vehicles.

Paved paths either side of the house lead to the rear garden which has a paved south facing patio area and steps upto a raised terrace with faux lawn and decking and a HOT TUB.

STORE 3.2m x 2.44m (10'6" x 8'0")

With power connected.

Further Lean-to STORE.





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 - 2025/26 - £1992.43

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.

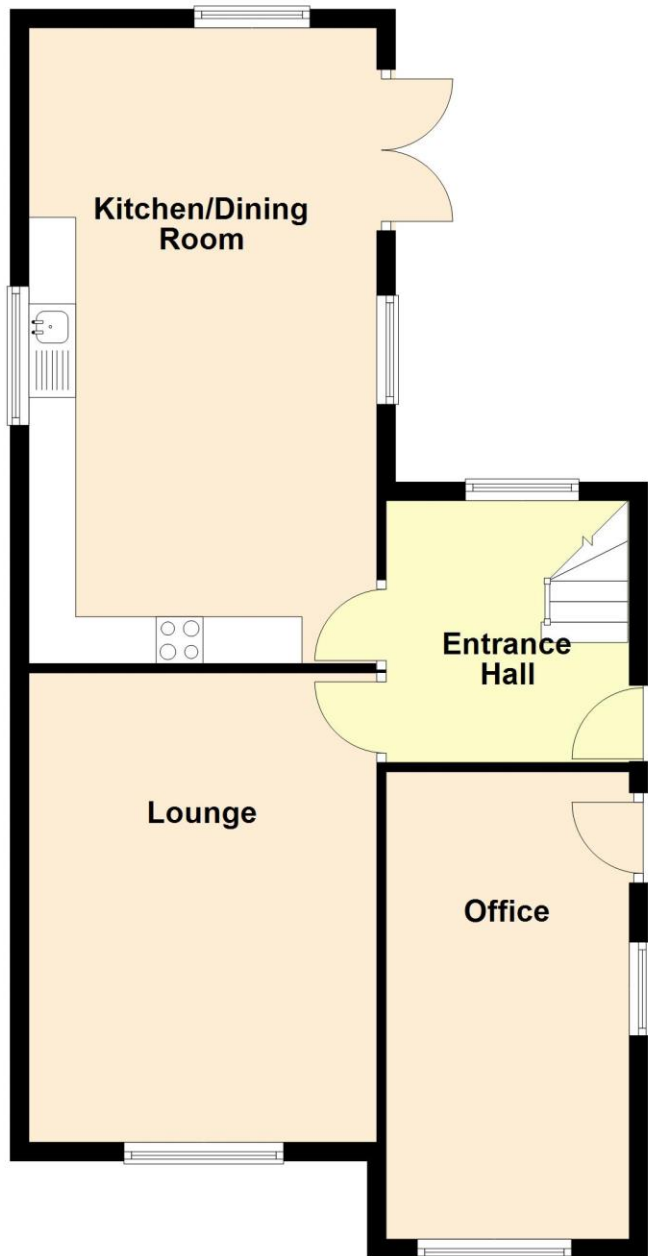






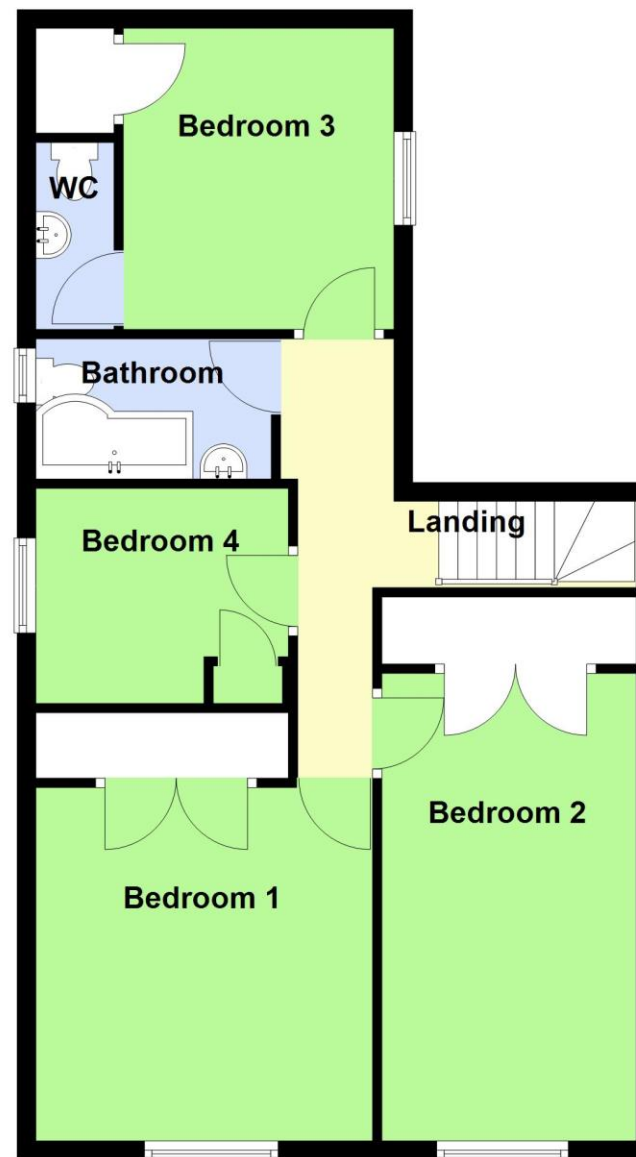
Ground Floor

Approx. 65.5 sq. metres (705.0 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.1 sq. feet)



Total area: approx. 128.9 sq. metres (1387.1 sq. feet)

