



13 Franklin Avenue, Skegness,
Lincs, PE25 2DP



4



2



2

£465,000



Key Features

- WELL PRESENTED 4 BEDROOM HOUSE
- WITH 1 BEDROOM APARTMENT
- KITCHEN, LOUNGE, DINER
- GARDEN ANNEXE/ROOM
- PARKING FOR SEVERAL VEHICLES
- EPC RATING E





A Beautifully Presented 4 Bedroom House with a 1 Bedroom Apartment. With Entrance via the Conservatory into the Hall, Dining Room, Lounge, Kitchen, Utility, 4 Bedrooms and Wet Room. Garden with Garden Annexe/Room with cast iron Fireplace and seating area. The 'Sea Breeze' Apartment comprises open plan Living/Dining Area, Shower Room, WC, Bedroom with Balcony. Convenient location for the town centre, beach and local amenities. EPC Rating E

ACCOMMODATION

Entrance is via a pvc double glazed door to:-

RECEPTION CONSERVATORY AND PORCH 7.52m (24'8") x 1.47m (4'10")/6.07m (19'11")

Being 'L' shaped with pvc windows, 3 wall lights, laminate effect flooring, pvc double doors to the:-

SITTING ROOM 3.67m x 3.66m (12ft x 12ft)

With built in cupboard housing the electric consumer unit, radiator, pvc french doors to the south facing sun terrace, arch into:-

HALL

Stairs to first floor, under stairs storage cupboard, radiator.

LIVING ROOM 4.11m (13'6") x 4.19m (13'9")/4.88m (16')

With pair of pvc doors into the Reception Conservatory Porch, 2 radiators, pvc double glazed bay window to the side elevation, radiator, coving to ceiling, "gas" corner set stove on a raised tiled plinth.

UTILITY/W.C 3.59m x 1.42m (11.8ft x 4.7ft)

With base and wall units, worksurfaces, space for washing machine and further appliance space, radiator, opaque pvc window to the side elevation, Worcester gas central heating boiler, W.C.

BREAKFAST KITCHEN 3.66m (12'0")/4.78m (15'8") x 3.66m (12'0") maximum

Fitted with a range of pine base and wall units with open corner displays, work surfaces with tiled splash backs, stainless steel sink unit with mixer tap over, space for dishwasher, space for fridge freezer, 7 burner gas Belling range cooker, radiator, 2 pvc windows to the side elevation, pvc door to the rear.

BEDROOM 3 / DINING ROOM 3.58m (11'9") x 3.00m (9'10") plus bay and recess

currently used as a bedroom with pvc bay window to the rear elevation, further pvc window to the side elevation, radiator, double doors also open into the Kitchen.

FIRST FLOOR LANDING

With pvc window to the front elevation, pvc door to the Seabreeze Apartment.

BEDROOM 1 4.22m x 4.33m (13.8ft x 14.2ft)

With walk in pvc bay window to the side elevation, pvc door, built in wardrobes and storage.

BEDROOM 2 3.6m x 3.03m (11.8ft x 9.9ft)

With pvc window to the rear elevation, radiator, wash basin.

BEDROOM 3 3.58m x 3.6m (11.7ft x 11.8ft)

With pvc windows to the front and side elevations, radiator

WET ROOM 3.52m x 1.35m (11.5ft x 4.4ft)

Stylishly re-fitted with tiled walls and floor, W.C, hand basin, Triton electric shower, access to roof space, extractor fan, pvc window to the side elevation.

OUTSIDE

With terraced front garden, gravelled borders and low walls. Steps up to the front Verandah seating area with railings and wisteria winding around. A gate leads to the enclosed drive and parking area and low maintenance rear area with ramped access leading round the side to the rear stairlift. Exterior light, power and cold water tap to the sitting area adjacent to the Kitchen.







GARAGE 6.05m x 3.12m (19.8ft x 10.2ft)

Of sectional concrete construction with corrugated roof, light and power.

GARDEN ANNEXE 4.50m (14'9") x 1.85m (6'1")/2.08m (6'10")

With a pretty original cast iron fireplace and adjacent 'copper', new lighting to the panelled ceiling and glazed sliding door to the:-

GARDEN ROOM 7.11m (23'4") x 2.51m (8'3")/3.91m (12'10")

Outdoor seating area and being timber framed with skylight windows, power point for a hot tub.

SEA BREEZE APARTMENT

Accessed from the rear garden with a pvc entrance door to an:-

ENTRANCE LOBBY

With stairs to first floor, radiator.

LOUNGE WITH KITCHENETTE 5.31m x 3.25m (17.4ft x 10.7ft)

With pvc window to the side elevation, space for sofa bed and dining table, Kitchenette with base and wall units, worksurfaces with tiled splashbacks, ceramic sink unit, spaces for fridge and freezer, cooker with extractor above, connecting inner pvc door to the main house.

1ST FLOOR LANDING

With pvc window.

BEDROOM 5.69m x 3.66m (18.7ft x 12ft)

With a range of sliding doored wardrobes, radiator, sitting area, connecting inner pvc door to the main house, pvc double doors to a:-

BALCONY

with seating area.



W.C

With W.C with concealed cistern,, double sink unit with drawers below and mirrors above, tiled walls and floor, vertical radiator.

SHOWER ROOM

With walk in shower enclosure with Triton electric shower, heated towel radiator, tiled walls and floor, pvc window to the side elevation, built in storage cupboard.

This apartment is available to view on booking.com, you could even book a stay and try before you buy. With exceptional 9.9 star reviews out of 43 guests why not treat yourselves!

TENURE

Freehold.

SERVICES

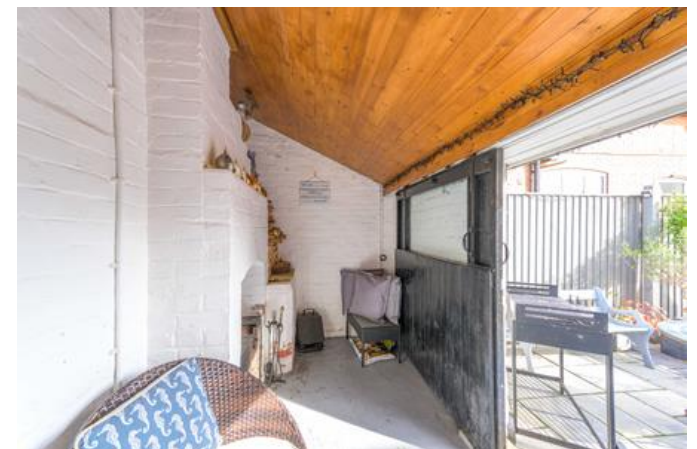
The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band D - 2022/23 - £2,062.99





Ground Floor

Approx. 120.2 sq. metres (1294.3 sq. feet)



First Floor

Approx. 96.3 sq. metres (1036.6 sq. feet)



Total area: approx. 216.5 sq. metres (2330.8 sq. feet)

