



Dutton Avenue, Skegness PE25 2HR

welcome to

Dutton Avenue, Skegness

A well presented and well positioned 4 bed detached house consisting of Lounge, Dining room, kitchen, showerroom, Bathroom, Front & Rear Garden with Driveway & double Garage.

Call today to arrange your viewing - you wont want to miss out!!!

Entrance Hall

Has a radiator and doors leading to the following rooms;

Bedroom 3

12' 10" x 9' 5" (3.91m x 2.87m)

Has a radiator and window to the side.

Bedroom 4

10' 6" x 9' 10" (3.20m x 3.00m)

Has a radiator, built in wardrobe and a window to the side.

Shower Room

Comprises of a walk in shower, WC, sink with vanity under, towel radiator and opaque window to the side.

Kitchen

Comprises of wall base and drawer units with worktop space over, sink, integrated extractor fan, window to the rear and a door to the rear garden.

Dinning Room

12' 2" x 7' 1" Max (3.71m x 2.16m Max)

Has a window to the front and a radiator.

Lounge

17' 7" max x 13' 9" max (5.36m max x 4.19m max)

Has a radiator, a window to the front, an electric fire place, doors leading to the rear garden and stairs leading to;

Landing

Has loft hatch access, door to attic space and doors to the following;

Bedroom 1

13' 10" x 10' (4.22m x 3.05m)

Has a window to the side and a window to the rear and a radiator.

Bedroom 2

13' 10" x 7' 10" (4.22m x 2.39m)

Has a window to the front and a window to the side and a radiator

Bathroom

Comprises of a bath with shower over, sink, WC and an opaque window.

Rear Garden

The rear garden is fully fenced with hedges, 2 sheds and grass and concrete areas.

Front Garden

Has a drive way leading to the double garage.





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Dutton Avenue, Skegness

- 4 BED
- DETACHED HOUSE
- LARGE PLOT
- DOUBLE GARAGE
- BUS ROUTES AND GREAT ACCESS TO THE A52 & A158

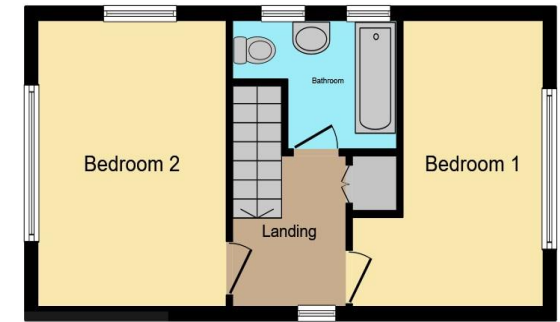
Tenure: Freehold EPC Rating: D

guide price

£340,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SKG108651 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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