



**Lincoln Green, Skegness PE25 2PT**

**welcome to**

## **Lincoln Green, Skegness**

ATTENTION INVESTORS

3 Bedroom Semi-Detached House with Driveway & rear garden. The property is located only a short distance from amenities such as shops, pubs, restaurants, public transport links as well as the Seafront and its attractions...

### **Entrance**

Entrance door leads into the entrance hall with stairs leading to the first floor and doors leading into:

### **Lounge**

13' 11" x 12' 4" into bay ( 4.24m x 3.76m into bay )  
Has a window to the front elevation and open access leading into:

### **Dining Area**

Has a window, door to the rear and door leading into:

### **Kitchen**

9' 11" x 10' 11" ( 3.02m x 3.33m )  
Comprising of wall, base and drawer units with worktop space over, sink, window, pantry and door leading into:

### **Rear Hall**

Has a door leading into the WC, utility cupboard with plumbing for washer and door leading to the rear garden.

### **Landing**

Has airing cupboard and loft hatch access. There are doors leading into:

### **Bedroom 1**

14' 1" MAX x 13' 10" INTO BAY ( 4.29m MAX x 4.22m INTO BAY )  
Has a window and radiator

### **Bedroom 2**

14' x 11' ( 4.27m x 3.35m )  
Has a window and radiator

### **Bedroom 3**

7' 9" x 9' 5" ( 2.36m x 2.87m )  
Has a window, fitted storage cupboard and a radiator

### **Bathroom**

Has a bath with shower over, WC, sink, radiator and window.

### **External**

Externally the property benefits from a good sized driveway to the front of the property. The rear is mainly laid to lawn with patio area and a pond.

### **Agents Note**

There are also solar panels at the property - for more information please contact the branch.





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## Lincoln Green, Skegness

- ATTENTION INVESTORS
- 3 BEDROOM SEMI DETACHED HOUSE
- RENOVATION PROJECT
- DRIVEWAY
- FRONT & REAR GARDEN

Tenure: Freehold EPC Rating: D

**£165,000**

### directions to this property:

See Multi-Map Illustration



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:  
SKG108659 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01754 768311**



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



**williamhbrown.co.uk**