



**Sunningdale Drive, Skegness PE25 1BB**

**welcome to**

## **Sunningdale Drive, Skegness**

Versatile Property which offers potential be converted into a Guest House/HMO/flats if desired. Located in a sought after area in Skegness near to amenities. There is so much scope for this property so it is truly not to be missed ... Contact us today for more information ...

### **Entrance Porch**

6' 10" x 3' 8" ( 2.08m x 1.12m )

From the entrance door there are windows to the front elevation and a door leading into:

### **Entrance Hall**

Has stairs to the 1st floor, under stairs storage, radiator and doors into:

### **Lounge**

17' 6" into bay x 13' 4" ( 5.33m into bay x 4.06m )

Has a radiator, bay window to the front and double doors into the snug.

### **Snug**

11' 4" x 13' 5" ( 3.45m x 4.09m )

Has a radiator, two windows to the side and a sliding door into:

### **Utility/dining Area**

19' 7" x 6' 10" max ( 5.97m x 2.08m max )

Consists of a window to the rear, radiator, worktop space, space for a tumble dryer if required and a door into:

### **Kitchen**

10' 1" x 12' 10" ( 3.07m x 3.91m )

Compromises of wall, base and drawer units with worktop space over, two sinks, window to the side, door into the second reception room and rear porch.

### **Rear Porch**

10' 2" x 4' 6" ( 3.10m x 1.37m )

Houses the boiler, plumbing for washing machine, windows to two elevations, door leading to the rear and a door into WC with a sink and opaque.

### **Second Reception Room**

13' 6" x 13' 1" ( 4.11m x 3.99m )

Has a window to the side and a door leading into the study.

### **Study**

7' 1" x 6' 5" ( 2.16m x 1.96m )

Has a window to the side, a radiator and door leading into the entrance hall.

### **1st Floor Landing**

Has two windows to the side, two radiators, a storage cupboard, airing cupboard and doors leading into:

### **Bedroom One**

13' 5" x 12' 11" into bay ( 4.09m x 3.94m into bay )

Consisting of a window to the front, a radiator, built in storage and a sliding door into en-suite

### **En-Suite**

Has a WC, sink, walk in shower and an opaque window.

### **Bedroom Two**

13' 5" x 12' 2" ( 4.09m x 3.71m )

Has windows to two elevations, radiator and door into:

### **En-Suite**

Has a WC, sink and walk in shower.

### **Bedroom Three**

10' 2" x 9' 8" ( 3.10m x 2.95m )

Has a window to the side, radiator and loft hatch access.

### **En-Suite**

Has a WC, sink, walk in shower and a window.





### Bedroom Four

13' 2" max x 9' 1" ( 4.01m max x 2.77m )  
Has a window to the rear and radiator.

### En-Suite

Has a WC, sink, walk in shower and an opaque window.

### Bathroom

Consists of a WC, sink, bath, radiator, tiled walls, storage cupboard and an opaque window.

### 2nd Floor Landing

Has a window, loft hatch access and doors leading into:

### Bedroom Five

13' max x 12' 9" ( 3.96m max x 3.89m )  
Has a window and a radiator.

### En-Suite

Has a WC, sink, walk in shower and an opaque window.

### Bedroom Six

14' 3" max x 13' ( 4.34m max x 3.96m )  
Has a window to the front and a radiator.

### En-Suite

Has a WC, sink, walk in shower and a window.

### Bedroom Seven

6' 11" x 10' 11" ( 2.11m x 3.33m )  
Has a radiator, window to two elevations and a sink.

### Annex Entrance

From the front door you enter the entrance hall.

### Entrance Hall

Has a door and windows into rear garden and doors leading into:

### Bedroom One

8' 2" x 8' 11" min ( 2.49m x 2.72m min )  
Has a window, radiator and door leading into:

### En-Suite

Has a sink, shower, WC and loft hatch access.

### Lounge/ Bedroom

8' 2" x 15' max ( 2.49m x 4.57m max )  
Has a window into the hall, radiator, and door leading into:

### En-Suite

Has a shower, sink and WC.

### Bedroom Two

9' 10" x 10' 9" ( 3.00m x 3.28m )  
Has an opaque window and a radiator.

### En-Suite

Has a sink, WC and shower.

### External

To the front of the main house it offers an impressive sized driveway for 4 vehicles. The annex also has its own entrance with parking outside for 3 cars .The rear is mainly lawned with a side gate leading to the front of the property and three sheds.



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## Sunningdale Drive, Skegness

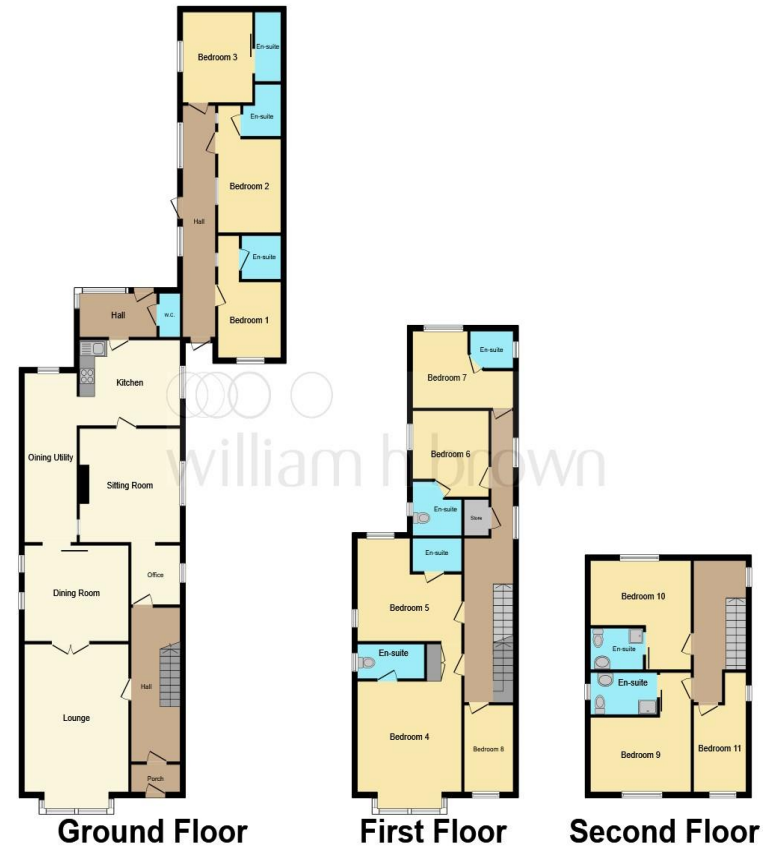
- HOUSE WITH ANNEX
- OFF STREET PARKING
- REAR GARDEN
- MODERN THROUGHOUT
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: D

**£385,000**

### directions to this property:

See Multi-Map Illustration



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:  
SKG108121 - 0002

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