



Saxby Avenue, SKEGNESS PE25 3LG

welcome to

Saxby Avenue, SKEGNESS

In brief, the property has been renovated throughout to a high standard and offers versatile living in a modern surrounding. With four bedrooms, Open plan kitchen/dining/ living area, separate Lounge, family bathroom, landscaped garden to the rear and gravelled parking area to the front.

Entrance Hall

Entrance hall has a radiator, stairs leading to the first floor accommodation and door into the following rooms:

Lounge

12' 5" x 14' 2" Max into Bay (3.78m x 4.32m Max into Bay)

Neutrally decorated with a bay window to the front elevation, window to the side elevation, inset TV recess, feature fire place with hearth and modern wood mantle. Spotlights and radiator

Dining Room

12' 10" x 9' 10" (3.91m x 3.00m)

With open access from the open plan kitchen and a further door leading into the snug/playroom, radiator.

Snug

12' 9" x 9' 11" (3.89m x 3.02m)

Versatile room which could be used as a snug, play room or home office. Has a door into dining room and door into open plan kitchen, radiator and an opaque window.

Utility Room

9' 8" x 9' 2" (2.95m x 2.79m)

Leading off hallway there is a door into the utility area which has a window to the side elevation, under stairs storage cupboard, boiler and access into:

Kitchen

29' 3" x 11' 11" (8.92m x 3.63m)

Modern kitchen comprising of a range of wall, base and drawer fitted units with worktop space over, sink & drainer, integrated oven, grill, fridge freezer & dishwasher. Island with integrated hob. Two

feature skylights and two tall radiators. Sliding doors to the rear elevation allowing lots of space and light into the rear garden. Open access into dining room and playroom. There is ample room for an additional dining table or other furniture if desired.

Landing

Has doors leading into the following rooms:

Bedroom One

12' x 10' 11" (3.66m x 3.33m)

Double bedroom with bay window to front elevation and additional window to side elevation. Built in wardrobes and radiator.

Bedroom Two

12' 9" x 9' 9" (3.89m x 2.97m)

Has a window and radiator.

Bedroom Three

9' 9" x 8' 5" (2.97m x 2.57m)

Has a window and radiator

Bedroom Four

7' 10" x 8' 4" (2.39m x 2.54m)

Has Window to two elevations.

Bathroom

A modern fitted bathroom with free standing bath, WC, walk in shower, sink with vanity storage below, radiator and an opaque window.

Front Exterior

Gravelled front driveway for parking with garage with up and over door. Footpath to front door.

Rear Exterior

A well landscaped garden across two levels having a



gravelled patio area then steps to a lawned area,
plant beds and fencing to the rear boundary.

Garage

With up and over door and electric



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Saxby Avenue, SKEGNESS

- RENOVATED PROPERTY
- MODERN THROUGHOUT
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- PARKING
- WALKING DISTANCE TO BEACH

Tenure: Freehold EPC Rating: E

£400,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
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