



**Hoylake Drive, Skegness PE25 1AB**



**welcome to**

## **Hoylake Drive, Skegness**

In brief, this property offers a Lounge, Kitchen/diner, Utility room, Conservatory, 4 bedrooms, Family Bathroom. The Front offers a good sized driveway and also a rear garden.

Call us today to arrange a viewing ...

### **Entrance**

Entrance door leads into the Kitchen diner:

### **Viewing Arrangements**

Viewings are by appointment only and can be arranged by calling us in Branch on 01754 768311.

### **Entrance**

Entrance door leads into the Kitchen diner:

### **Kitchen Diner**

21' 7" x 16' 4" min ( 6.58m x 4.98m min )

Comprising of wall, base and drawer units with worktop space over, integrated oven, grill, hob, extractor and sink, two windows to the front elevation, radiator, ample space for a dining table, door into the utility room and an additional door into the inner hallway

### **Utility Room**

5' 2" x 5' 3" ( 1.57m x 1.60m )

Has base and wall units with worktop space over, gas central heating boiler and door to the side leading externally.

### **Inner Hallway**

Has a storage cupboard, radiator, downstairs WC with sink and WC as well as stairs leading to the first floor and doors leading into:

### **Lounge**

21' 8" x 10' 5" ( 6.60m x 3.17m )

Has a door and window leading into the conservatory and 2 radiators.

### **Conservatory**

Has windows to 3 elevations as well as a window into the lounge and doors leading to the rear garden.

### **Landing**

Has loft hatch access and doors leading into the following rooms:

### **Bedroom One**

17' 8" x 10' 4" ( 5.38m x 3.15m )

Has a window, radiator and a walk in wardrobe.

### **Bedroom Two**

10' 7" x 11' ( 3.23m x 3.35m )

Has a window and a radiator

### **Bedroom Three**

10' 6" x 9' 1" ( 3.20m x 2.77m )

Has a window, radiator and built in wardrobe.

### **Bedroom Four**

10' 6" x 8' 7" ( 3.20m x 2.62m )

Has a window, radiator and built in wardrobe.

### **Bathroom**

Comprising of a bath with shower over, sink with vanity storage below, WC and an opaque window.

### **External**

Externally the property benefits from a driveway to the front of the property. The rear is mainly low maintenance.





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## Hoylake Drive, Skegness

- 4 BED DETACHED HOUSE
- IDEAL LOCATION
- PARKING
- WALKING DISTANCE TO BEACH
- PUBLIC TRANSPORT LINK NEARBY

Tenure: Freehold EPC Rating: C

**£325,000**

### directions to this property:

See Multi-Map Illustration



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](http://www.focalagent.com)

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Property Ref:  
SKG109119 - 0008

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