



Hoylake Drive, Skegness PE25 1AB

welcome to

Hoylake Drive, Skegness

Finished to a high standard throughout, we welcome this modern 4 bedroom Detached house

In brief, this property has a Lounge, open plan Kitchen/diner area, Utility room, Conservatory, WC, 4 double bedrooms, Family Bathroom. Externally, it benefits from a good sized driveway and rear Garden.

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' 11" x 9' 1" (3.33m x 2.77m)

Has a window and radiator.

Bedroom Four

10' 6" x 10' 3" (3.20m x 3.12m)

Has a window and radiator.

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
- MODERNLY PRESENTED THROUGHOUT
- PARKING
- WALKING DISTANCE TO BEACH
- PUBLIC TRANSPORT LINK NEARBY

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£320,000

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

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Property Ref:
SKG109119 - 0011

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