



**Saxby Avenue, Skegness PE25 3LE**



**welcome to**

## **Saxby Avenue, Skegness**

\*\*\*NO CHAIN\*\*\*

3 Bedroom Dormer Bungalow located in sought after area in Skegness. In brief, the property comprises of Lounge, Kitchen, Bathroom, separate WC, 2 Bedrooms, store room and study. In order to arrange a viewing, please contact the branch on 01754 768211

### **Entrance**

Entrance door to the side leads into the Hallway:

### **Hallway**

Has a radiator, stairs leading to the first floor and doors into the following rooms:

### **Lounge**

17' max into bay x 12' 2" ( 5.18m max into bay x 3.71m )  
Has a bay window to the front elevation and two radiators.

### **Kitchen**

12' 2" x 11' 3" ( 3.71m x 3.43m )  
Comprising of wall, base and drawer units with worktop space over, integrated oven, hob, extractor, sink, radiator and window and door to the rear elevation.

### **Bedroom One**

11' 11" x 12' 2" ( 3.63m x 3.71m )  
Has a window and radiator.

### **Bathroom**

Comprising of bath with shower over, WC, hand wash basin, radiator and an opaque window.

### **Wc**

Has a wc and opaque window.

### **Landing**

Has a storage cupboard, loft hatch access and doors into the following rooms:

### **Bedroom Two**

15' 1" x 7' 11" ( 4.60m x 2.41m )

Has a window, radiator and sink.

### **Bedroom Three**

15' x 7' 10" ( 4.57m x 2.39m )  
Has a window, sink and radiator.

### **Study**

11' 5" x 4' 2" ( 3.48m x 1.27m )  
Has a window and access to eaves storage.

### **Store Room**

11' 4" max x 4' 3" ( 3.45m max x 1.30m )  
Has a window and built in shelving.

### **External**

The front of the property is low maintenance with a driveway. The rear is also low maintenance and there is an outside storage cupboard.





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## Saxby Avenue, Skegness

- \*\*\*NO CHAIN\*\*\*
- 3 BEDROOM DORMER BUNGALOW
- DRIVEWAY & GARDEN
- LOCATED NEAR AMENITIES
- CALL US TO ARRANGE A VIEWING

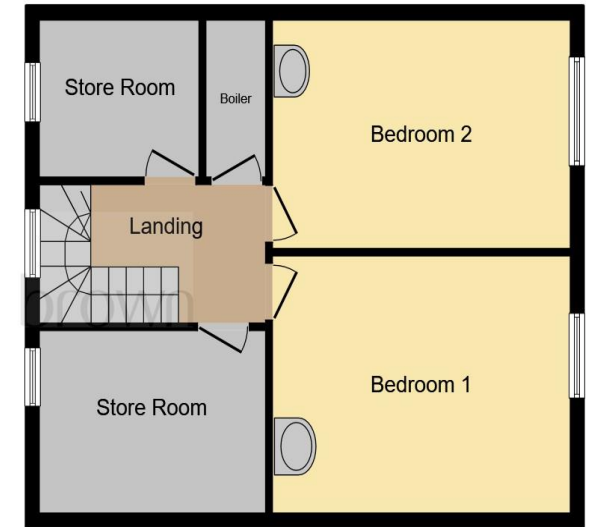
Tenure: Freehold EPC Rating: D

offers in the region of

**£250,000**



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

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Property Ref:  
SKG109224 - 0004

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