



**The Squirrels Station Road, Thorpe St. Peter SKEGNESS PE24  
4NN**

**welcome to**

## **The Squirrels Station Road, Thorpe St. Peter SKEGNESS**

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

A Really well presented and modern throughout 3 Bedroom Detached Bungalow located in Thorpe St Peter. In brief, the property comprises of Lounge, Kitchen, Dining Room, Conservatory, Bathroom & 3 Bedrooms with the Master having an en-Suite.

### **Entrance**

Entrance door leads into the hallway which has a radiator, loft hatch access, storage cupboard and doors leading into the following rooms:

### **Lounge**

15' x 11' 11" ( 4.57m x 3.63m )

Has a double-glazed window to the front elevation and a radiator.

### **Agents Note**

Please be aware that the furniture may be negotiable. For more information please contact the branch.

### **Kitchen**

15' 1" x 9' 4" ( 4.60m x 2.84m )

Comprising of modern wall, base and drawer units with worktop space over, integrated oven, grill, hob, pull out bins, double glazed window to the side elevation, door to the side leading externally, radiator, ceiling spotlights and ample space for a dining table.

### **Dining Room**

8' 5" x 11' ( 2.57m x 3.35m )

Has a radiator and French doors leading into the Conservatory:

### **Conservatory**

11' 5" x 5' 3" ( 3.48m x 1.60m )

Has double glazed windows to 3 elevations, radiator and French doors to the rear.

### **Bedroom One**

10' 8" x 9' 5" ( 3.25m x 2.87m )

Has a double-glazed window to the rear elevation and a radiator. There is a door leading into:

### **En-Suite**

Newly fitted modern En-Suite comprising of walk-in shower, tiled walls, WC, sink, matte black ladder style radiator and an opaque double-glazed window.

### **Bedroom Two**

11' 2" x 9' 4" ( 3.40m x 2.84m )

Has a double-glazed window to the front elevation and a radiator.

### **Bedroom Three**

11' 11" x 9' 4" ( 3.63m x 2.84m )

Has a double-glazed window and a radiator.

### **Bathroom**

Newly fitted modern bathroom comprising of bath with shower head over, WC, sink, tiled walls, matte black ladder style radiator and an opaque window.

### **External**

Externally, the property benefits from a good-sized low maintenance frontage with graveled areas with mature trees and shrubs and a driveway leading to the garage.

The rear is mainly laid to lawn with mature trees and shrubs, raised decking area, small pond and leading round to the back there is a brick built out building, lean to woodshed and Static caravan.

### **Brick Built Out Building**

11' 4" x 7' 11" ( 3.45m x 2.41m )

### **Static**

30' 9" x 9' 9" ( 9.37m x 2.97m )

The current vendor has renovated the inside to be a games/entertaining area.

### **Garage**

Has up and over door





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welcome to

The Squirrels Station Road, Thorpe St.

Peter SKEGNESS

- DETACHED BUNGALOW
- 3 DOUBLE BEDROOMS
- MASTER + EN-SUITE
- CONSERVATORY
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D

£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:  
SKG109308 - 0004

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