



**Hoylake Drive, Skegness PE25 1AB**



**welcome to**

## **Hoylake Drive, Skegness**

5 Bedroom Detached House only a short distance from amenities such as shops, pubs/restaurants, Sea front and its attractions as well as public transport links leading into surrounding areas ... In order to arrange a viewing, please contact the branch on 01754 768311

### **Entrance Hall**

Following from the entrance door there is a radiator, storage cupboard, stairs to the first floor and doors into:

### **Kitchen/ Diner**

7' 3" x 11' 7" ( 2.21m x 3.53m )

Comprises of wall, base and drawer units with worktop space over, window to the front elevation, sink, integrated oven, hob and extractor fan, radiator and open access to the utility:

### **Utility**

5' 4" x 5' 3" ( 1.63m x 1.60m )

Has wall and base cupboards with worktop space over, radiator, space and plumbing for a washing machine, space for a tumble dryer, space for a tall fridge/ freezer and a door to the side.

### **Lounge/ Diner**

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

Has a window to the rear elevation, two radiators, electric fireplace with surround and a sliding door into conservatory.

### **Conservatory**

has windows to three elevations and a door to the rear.

### **Bedroom 1**

9' 5" x 12' 9" ( 2.87m x 3.89m )

Has a window to the front elevation, radiator, and a sliding door into:

### **Wet Room**

6' 11" x 6' 4" ( 2.11m x 1.93m )

Consists of a shower, WC installed which aids disability with a wet and dry feature, sink and a cupboard housing the boiler.

### **Landing**

On the first floor there is loft hatch access and doors leading into:

### **Bedroom 2**

10' 3" x 17' 6" ( 3.12m x 5.33m )

Has a window to the front elevation, radiator, built in wardrobe and door to ensuite:

### **En-Suite**

Consists of a walk in shower, WC, sink, towel radiator, tiled floors and walls.

### **Bedroom 3**

10' 11" x 11' 1" ( 3.33m x 3.38m )

Has a window to the front elevation and radiator.

### **Bedroom 4**

10' 6" x 10' 4" ( 3.20m x 3.15m )

Has a window to the rear elevation and radiator.

### **Bedroom 5**

10' 5" x 11' 1" ( 3.17m x 3.38m )

Has a window to the rear and radiator.

### **Bathroom**

Consists of a bath with shower over, WC, sink, towel radiator, an opaque window, tiled floor and walls.

### **External**

To the front of the property, it is mainly paved with a small gravelled area and gates. To the rear of the property, it is low maintenance with gravel and a paved area.





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welcome to

## Hoylake Drive, Skegness

- DETACHED HOUSE
- 5 BEDROOMS
- MASTER WITH EN-SUITE
- DOWNSTAIRS WET ROOM
- DRIVEWAY

Tenure: Freehold EPC Rating: C

**£300,000**

### 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:  
SKG109555 - 0006

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