



**St. Andrews Drive, Skegness PE25 1DJ**

**welcome to**

## **St. Andrews Drive, Skegness**

Well presented four bed detached home offering Lounge, Kitchen/ Diner, Utility Room, Downstairs Wc, Loft Room, Family Bathroom, Additional Annex with Lounge, Kitchen/ Diner, Double Bedroom and Shower Room, Externally offering a larger than average rear garden stretching to the Beach!

### **Entrance**

entrance door leads into the lounge

### **Lounge**

18' 1" x 14' 5" ( 5.51m x 4.39m )

Has windows and doors to the front elevation, access into:

### **Kitchen Diner**

14' 2" x 18' 7" ( 4.32m x 5.66m )

Comprising of modern wall and base units with complimentary worktop surfaces over, sink, space for appliances, window and door to the side elevation.

### **Utility**

5' 10" x 7' 4" ( 1.78m x 2.24m )

Wall and base units with worktop space over, space and plumbing for appliances, radiator and window.

### **Wc**

Has a WC and hand wash basin

### **Landing**

has a radiator and doors into the following rooms:

### **Bedroom 1**

15' x 14' 5" ( 4.57m x 4.39m )

Has a radiator and a window to the front elevation with stunning views of the sea.

### **Bedroom 2**

14' 2" x 12' 2" ( 4.32m x 3.71m )

Has a radiator and a window to the front with stunning sea views.

### **Bedroom 3**

14' 2" x 12' 2" ( 4.32m x 3.71m )

has a radiator and windows and door leading to the

balcony space.

### **Bedroom 4**

14' 5" x 9' 9" ( 4.39m x 2.97m )

Has a window to the rear elevation, built in wardrobes and a radiator.

### **Family Bathroom**

Modern bathroom comprising of free standing bath, shower enclosure, WC, hand wash basin and an opaque window.

### **Loft Room**

Has a ceiling window and a radiator

### **Annex**

#### **Entrance**

Entrance door leads into the lounge:

### **Lounge**

23' 3" x 9' 10" ( 7.09m x 3.00m )

Has windows to the front, radiator and access into:

### **Kitchen Diner**

18' x 14' ( 5.49m x 4.27m )

Comprising of modern wall, base and drawer units with worktop space over, sink, integrated oven, hob, space for other appliances, radiator and sliding door leading to the garden.

### **Bedroom**

14' 1" x 12' 1" ( 4.29m x 3.68m )

Has built in wardrobe space, radiator

### **Shower Room**

Modern 3 piece suite with shower, hand wash basin, WC and towel radiator.

### **External**





Externally, the property offers ample off street parking to the front. The rear offers a great sized garden extending down to the sea front which is mainly laid to lawn. There is also a raised verandah area with exterior lighting, workshop and mature shrubs.



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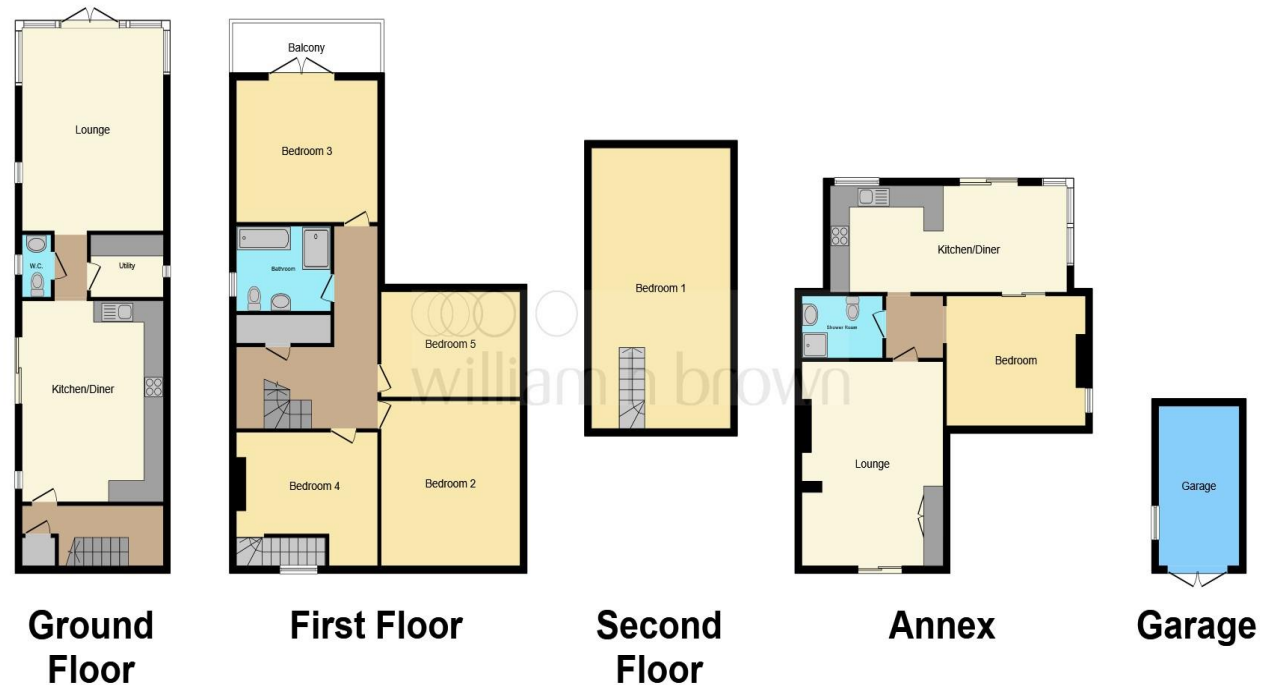
- MODERN & WELL PRESENTED THROUGHOUT
- ADDITIONAL ONE BED ANNEX WITH LOUNGE, KITCHEN/ DINER & SHOWER ROOM - SEPARATE ENTRANCE
- SPACIOUS & VERSATILE
- LARGER THAN AVERAGE REAR GARDEN STRETCHING TO THE BEACH
- FRONT DRIVEWAY LARGE ENOUGH FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: E  
Council Tax Band: E

### directions to this property:

See Multi-map illustration

# £485,000



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:  
SKG109622 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



01754 768311



[Skegness@williamhbrown.co.uk](mailto:Skegness@williamhbrown.co.uk)



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)