



Waterworks Burgh Road, Skegness PE25 2RW

welcome to

Waterworks Burgh Road, Skegness

Beautifully renovated and modern 4 bed detached family home offering Lounge, Dining Kitchen, Ground Floor Bedroom with En-suite, Three bedrooms upstairs & Family Bathroom, Outside Wc, External Store Room & Driveway.

Finished to a high standard & sold with no onward chain!

Entrance Porch

Entrance porch leads into the hallway which has stairs leading to the 1st floor, radiator and doors into:

Has a window and a radiator

Bedroom Four

Has a window and radiator

Lounge

11' 10" x 12' 9" (3.61m x 3.89m)

Has a window to the front elevation and a radiator.

Bathroom

Modern bathroom comprising of a bath, WC, hand wash basin, radiator and an opaque window.

Kitchen / Diner

17' 8" x 8' 7" (5.38m x 2.62m)

Comprising of modern & contemporary wall, base and drawer units with worktop space over, stainless sink & drainer with mixer tap, integrated oven, 4 ring gas hob and stainless steel extractor hood, windows to two elevations, dining space with French Doors leading out to the rear.

External

Externally the property benefits from ample off street parking extending down the side of the property. The rear is mainly low maintenance. There is also an outside WC.

Utility Area

Has space and plumbing for a washing machine and tumble dryer.

Bedroom One - Ground Floor

12' 9" x 10' 7" (3.89m x 3.23m)

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

En-Suite Shower Room

Has a shower, WC, sink and towel radiator

Landing

Has doors leading into the following rooms:

Bedroom Two

12' 11" x 10' 11" (3.94m x 3.33m)

Has a window and radiator

Bedroom Three

12' 10" x 10' 10" (3.91m x 3.30m)





view this property online williamhbrown.co.uk/Property/SKG109655



welcome to

Waterworks Burgh Road, Skegness

- Fully Renovated and Modern Detached Family Home
- 4 Bedrooms (including one with en-suite on ground floor)
- Stylish fitted dining kitchen with French Doors
- Additional Outside Wc
- External Store room & Driveway

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£320,000



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

view this property online williamhbrown.co.uk/Property/SKG109655



Property Ref:
SKG109655 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk