



**Burgh Road, Skegness PE25 2RW**

**welcome to**

## **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:

### **Lounge**

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

Has a window to the front elevation and a radiator.

### **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.

### **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 )

Has a window and a radiator

### **Bedroom Four**

Has a window and radiator

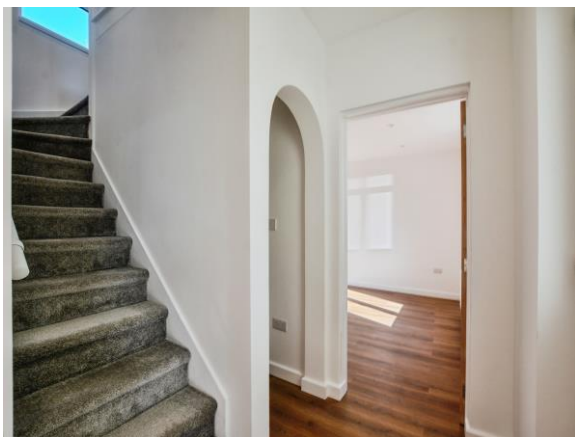
### **Bathroom**

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

### **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.





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## 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: C

Council Tax Band: C

**£300,000**



**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:  
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