



Pearl Close, Skegness PE25 2EG

welcome to

Pearl Close, Skegness

Modern and deceptively spacious two-bedroom detached bungalow in a cul-de-sac location in Skegness. Featuring a stylish kitchen, cosy lounge with multi-fuel burner, generous conservatory with dining and snug areas, front and rear gardens and allocated parking.

Entrance Porch

6' 2" x 4' (1.88m x 1.22m)

Accessed via a uPVC double glazed door - offers ample space for coat and shoe storage.

Entrance Hall

8' 6" x 6' (2.59m x 1.83m)

With storage heater, storage cupboard with shelving and leads to:

Kitchen

10' 4" x 9' 8" (3.15m x 2.95m)

A modern kitchen fitted with neutral wall, base and drawer units with complimentary worktop space over and tiled splashbacks, inset sink & drainer, integrated fridge/freezer, oven, hob & extractor hood. Space & plumbing for a washing machine and window to front elevation.

Lounge

15' x 10' 5" (4.57m x 3.17m)

A cosy and neutrally designed space with multi-fuel burner and hearth, a high slim window to side elevation and sliding doors leading to the Conservatory.

Conservatory - Dining Area

11' x 8' 4" (3.35m x 2.54m)

A lovely bright & airy space with tiled flooring and windows to front and side elevations creating lots of natural light. This side of the conservatory is currently used as a dining area. A short brick wall divides the space.

Conservatory - Snug

13' 4" x 8' 10" (4.06m x 2.69m)

A cosy and light space with windows to front and side elevations along with French doors leading out to the rear garden. Carpeted flooring. This space is

currently used as a Snug area and doubles up as an additional guest space.

Bedroom 1

15' 4" x 12' 8" min (4.67m x 3.86m min)

A large double bedroom with built in storage cupboard, storage heater and window looking out to conservatory.

Bedroom 2

9' 4" x 6' (2.84m x 1.83m)

Single bedroom with storage heater and window looking out to conservatory.

Bathroom

A modern fitted bathroom includes bath with electric shower over and tiled surrounding, sink with mirror over and vanity light, Wc, storage cupboard housing watertank, extractor fan and window to front elevation.

External - Front

Accessed via a gate to an enclosed front garden, offering ample space for furniture and access to the side of the property leading to the rear garden.

External - Rear

Offering a great space for entertaining with a decked area with bar, lazy lawn and patio areas. Sheds offer additional outdoor storage. French doors leading into the Conservatory.

Parking

Parking is via a small car park and is allocated to residents.

Local Area

Pearl Close is a residential cul-de-sac situated in the popular seaside town of Skegness on the





Lincolnshire coast. The area is known for its welcoming community, excellent local amenities, and easy access to both the town centre and the stunning beaches that make Skegness so sought after.

Residents benefit from a variety of nearby shops, supermarkets, cafés, and restaurants, as well as local primary and secondary schools. The area offers great transport links, with Skegness railway station providing direct services to Boston and Nottingham, and regular local bus routes serving surrounding villages.

For leisure, the Skegness seafront and promenade are just a short distance away, offering sandy beaches, amusements, and scenic coastal walks. Nearby attractions include Natureland Seal Sanctuary, Gibraltar Point National Nature Reserve, and a range of golf courses and parks, perfect for those who enjoy outdoor living.

This combination of a quiet residential setting with convenient access to town amenities and coastal attractions makes Pearl Close a desirable location for both full-time residents and those seeking a relaxing retreat.



view this property online williamhbrown.co.uk/Property/SKG110039



welcome to

Pearl Close, Skegness

- Modern and deceptively spacious detached bungalow
- Stylish fitted kitchen with integrated appliances
- Cosy lounge with multi-fuel burner
- Large conservatory with dining & snug areas
- Rear garden with decking, bar area, patio, & sheds

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£180,000



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

view this property online williamhbrown.co.uk/Property/SKG110039



Property Ref:
SKG110039 - 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