



**St. Marys Road, Skegness PE25 2LR**

welcome to

## St. Marys Road, Skegness

A well-presented three-bedroom semi-detached house on the popular St Mary's Road in Skegness. Offering spacious living areas, a modern kitchen, generous rear garden and a large garage, this home is ideally located close to schools, shops, medical facilities and excellent transport links.

### Entrance Hallway

Via a uPVC double glazed door leading into the entrance hallway which offers under stair storage which houses the boiler, radiator and window to front elevation.

### Lounge

18' 1" x 11' 4" ( 5.51m x 3.45m )

A good sized, neutral lounge with a window to the front elevation, radiator and feature double doors leading into the dining room and an additional set of double doors leading into the Sun room..

### Sun Room

Ideal to be used as a play room, home office, study or downstairs guest bedroom. With French doors leading out to the rear garden.

### Dining Room

9' 8" x 9' 6" ( 2.95m x 2.90m )

Window to side elevation, radiator and open access leading into the kitchen.

### Kitchen

10' 4" x 9' 5" ( 3.15m x 2.87m )

A modern fitted kitchen consisting of white gloss wall, base and drawer units with complimentary worktop space over, inset sink, drainer & mixer tap, space for a cooker with stainless steel extractor hood, integrated microwave, window and door to rear elevation.

### Shower Room

Modern shower room with tiled double walk in shower, Wc, sink, towel radiator and tall storage cupboard. The shower room is situated downstairs whilst there is an additional Wc upstairs.

### Landing

A spacious landing with electric wall mounted radiator, a feature tall window above the staircase and a good sized recess which could be used for additional storage furniture.

### Wc

Wc with window to side elevation.

### Bedroom One

13' 10" x 9' 9" ( 4.22m x 2.97m )

Double bedroom with radiator and window to rear elevation.

### Bedroom Two

11' 4" x 8' 5" ( 3.45m x 2.57m )

Double bedroom with radiator and window to rear elevation.

### Bedroom Three

9' 4" x 9' 8" ( 2.84m x 2.95m )

Ample built-in storage cupboards with shelving and hanging space and window to front elevation.

### External

The front of the property is mainly gravelled with a driveway that leads down the side of the property to the rear garden.

The rear garden has a garage and is mainly laid to lawn with a patio area.

### Garage

13' 3" x 19' 2" ( 4.04m x 5.84m )

Garage has an up and over door which has been replaced since taking ownership of the property. With windows to the front, side and rear elevations and with power and lighting.

The garage roof has also been replaced.





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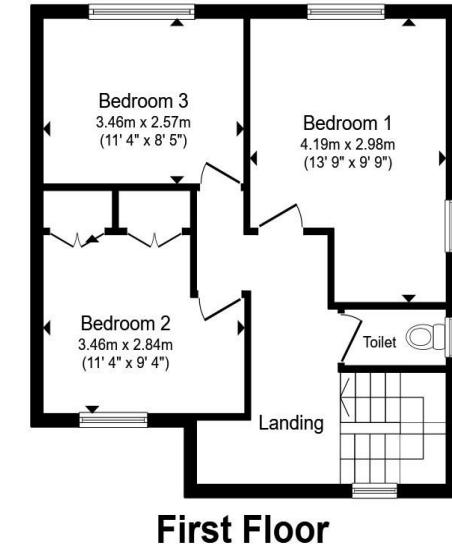
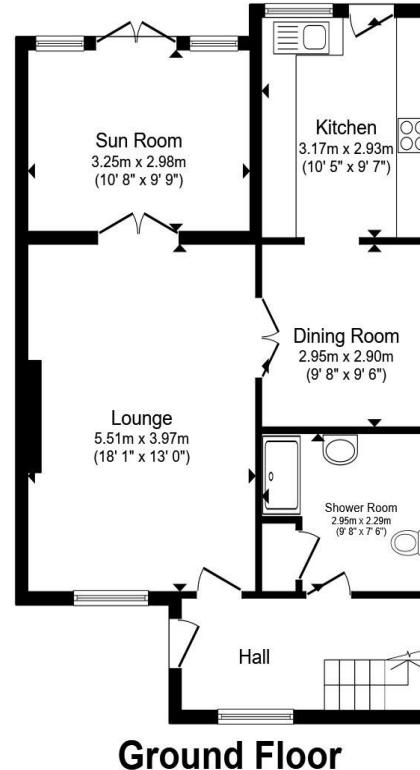
- Three-bedroom semi-detached home - sold with no chain!
- Good-sized lounge and separate dining room
- Modern fitted kitchen
- Ground-floor shower room and first-floor WC
- Front driveway and gated access to rear

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£220,000**



Total floor area 118.8 m<sup>2</sup> (1,279 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
SKG110036 - 0005

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