



**Muirfield Drive, Skegness PE25 1AG**

**welcome to**

## **Muirfield Drive, Skegness**

\*\*\*NO CHAIN\*\*\*

The property in brief consists of Lounge, additional sitting room, kitchen/dining room, utility, downstairs shower room in addition to family bathroom located upstairs, four double bedrooms, large front driveway, workshop/storage space to the side of the property and rear garden.

### **Photography**

Professional photography to follow soon

### **Entrance Porch**

Via a UPVC double glazed door, tiled flooring and door leading to:

### **Hallway**

A spacious hallway offering under stair storage cupboard, space for additional storage or small office desk, laminate flooring and leads off to the Lounge and Kitchen/Dining Area with staircase to first floor.

### **Lounge**

14' 2" x 12' 10" into Bay ( 4.32m x 3.91m into Bay )  
A neutrally decorated space with lots of light a feature flame effect fireplace, hearth and mantle, radiator and bay window.

### **Sitting Room**

Irregular Shaped Room 13' x 11' 3" ( 3.96m x 3.43m )  
Focal point feature fireplace which is a cast iron wood burner with tiled hearth, radiator, UPVC double glazed French doors leading to the rear patio area, also leading on to the Kitchen/Dining area.

### **Kitchen/Dining Room**

20' 8" x 10' 10" ( 6.30m x 3.30m )  
The kitchen offers a range of wall base and drawer units in a sleek gloss style with wood effect worktop space over, sink, drainer and mixer tap, tiled splashback, two integrated ovens, five burner gas hob, breakfast bar, feature radiator, laminate flooring, links to the utility and downstairs shower room and UPVC double glazed doors leading into the rear garden.

### **Utility**

6' 7" x 11' 8" ( 2.01m x 3.56m )  
With fitted work surfaces, space and plumbing for washing machine, dishwasher and tumble dryer, fitted with range of matching base cupboards, sink, space for fridge/freezer, wall mounted gas central heating boiler, laminate floor, two UPVC double glazed doors to the side storage area and rear garden.

### **Downstairs Shower Room**

With double sized shower cubicle, mains mixer shower, low level WC, tiled floor & bathroom cabinet.

### **Bedroom One**

13' x 11' 3" ( 3.96m x 3.43m )  
With radiator & UPVC window to the rear aspect

### **Bedroom Two**

12' 11" x 11' 2" ( 3.94m x 3.40m )  
With radiator & UPVC window to the rear aspect

### **Bedroom Three**

9' 4" x 10' 10" ( 2.84m x 3.30m )  
With radiator & UPVC window to front aspect

### **Bedroom Four**

10' 1" x 10' 10" ( 3.07m x 3.30m )  
With radiator & UPVC window to the front aspect

### **Family Bathroom**

Fitted with a modern four piece white suite comprising deep slipper bath with freestanding mixer tap/shower attachment, double sized shower cubicle with electric shower, wash hand basin set in vanity unit and tiled splashbacks with bathroom cabinet over, low level WC, tiled floor, ladder radiator and two UPVC windows to the side aspect.





### External

The front of the property offers a low maintenance garden with driveway offering ample off road parking, paved garden path and additional stone chipped parking/vehicle standing area. A secure gate leads through to the workshop/storage area with log store and a shed. The rear garden is also well presented and considered to be low maintenance with patio & seating areas, lawns with borders of plants and shrubs enclosed by fencing and hedging. The rear garden benefits from being private and south facing.



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welcome to

## Muirfield Drive, Skegness

- SOLD WITH NO CHAIN
- 4 DOUBLE BEDROOMS
- RECENTLY REFURBISHED
- AMPLE FRONT DRIVEWAY
- SOUGHT AFTER AREA

Tenure: Freehold EPC Rating: D

offers in the region of

**£365,000**



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:  
SKG108915 - 0004

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