









welcome to

Dutton Avenue, SKEGNESS

Two Bed Modern Detached Bungalow situated on Dutton Avenue. Offering a modern fitted kitchen with integrated appliances, good sized lounge, modern tiled shower room, conservatory and low maintenance rear garden with garage and private driveway. Ideally located close to Town Centre and supermarkets.

Entrance Hall

Accessed via side door into entrance hallway with storage cupboard.

Lounge

16' x 10' 11" (4.88m x 3.33m)

Windows to the front and side elevations, glass feature wall from lounge through hallway providing lots of light. Electric feature fire with surround and radiator

Kitchen

8' 10" x 9' 10" (2.69m x 3.00m)

A bright and modern fitted kitchen with a range of wall and base units with worktop space over, sink and drainer, tiled splashbacks, integrated appliances including microwave oven, hob, extractor hood, main oven, fridge, freezer, washing machine and dishwasher. Window to front elevation

Bedroom One

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

Master bedroom with radiator and French doors leading into conservatory

Bedroom Two

8' 10" x 7' to robe (2.69m x 2.13m to robe) Currently used as a dressing room with modern fitted wardrobes offering ample storage space, window to rear elevation and radiator.

Shower Room

Corner shower cubicle, tiled walls and floor, WC, sink with mirror storage over, vanity storage below, opaque window to side elevation and towel radiator.

Conservatory

10' 3" x 7' 3" (3.12m x 2.21m)

Windows to three elevations with French doors

leading out onto the rear garden

External

To the front of the property there is a well presented block paved driveway, the driveway leads down the side of the property through gates to the single detached garage.

The rear offers a low maintenance space with large patio area, artificial lawn area and single door access to the side of the garage.

An additional wooden gate leads to the side of the property.

Garage

8' 2" x 16' 5" (2.49m x 5.00m)

With up and over door which was installed two years ago, power, lighting and side door













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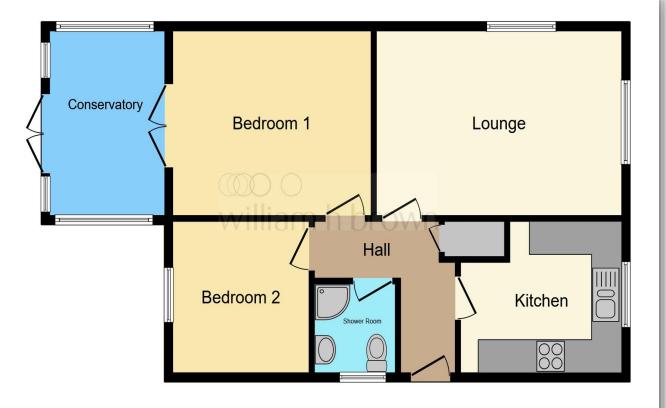
Dutton Avenue, SKEGNESS

- Modern Detached 2-bedroom bungalow
- Modern kitchen with integrated appliances
- Contemporary shower room
- Conservatory opening to rear garden
- Driveway and garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£190,000



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

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