



Dutton Avenue, SKEGNESS PE25 2HR

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





view this property online williamhbrown.co.uk/Property/SKG109732



welcome to

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

view this property online williamhbrown.co.uk/Property/SKG109732



Property Ref:
SKG109732 - 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