



Willsons

74 St. Andrews Drive, Skegness

£385,000



**Willsons**  
SINCE 1842

74 St. Andrews Drive  
Skegness  
Lincolnshire, PE25 1DL

### "AGENT'S COMMENTS"

*NO ONWARD CHAIN. A rare opportunity to purchase a family house situated on "THE RIDGE" set on a large plot which runs down to the coastal footpath and onto the beach with the North Shore Golf Course at the end of the road. This semi-detached house comprises: Rear hall, kitchen, snug, inner hall into conservatory, shower room, lounge, family room, front sun lounge, first floor landing having 3 bedrooms, 1 having a dressing room with spiral staircase to a loft room, wc, bathroom and laundry room. Having the benefit of mostly Upvc double glazed windows, gas fired central heating, garage and driveway allowing ample parking, large rear garden overlooking the shoreline. Must be viewed to be fully appreciated.*

### LOCATION

*Skegness is a seaside resort with sandy beaches. It has primary and secondary schools including a grammar and colleges. There are a range of shops, both national and local independents and several supermarkets. Skegness also has a hospital, doctor's and dentist's surgeries, and leisure facilities including swimming pools, cinema, theatre and 2 golf courses. There is a range of pubs and restaurants as well as takeaways including Fish and Chips. Bus services run along the coast and also to Boston, approx. 22 miles south-west and to Lincoln, approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham.*



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<https://www.willsons-property.co.uk>

## Accommodation

### Rear Hall

With Upvc double glazed entrance door, tiled floor, Upvc double glazed windows and polycarbonate roof.

### Kitchen

10'11" x 10'9" (3.34m x 3.3m )

Having hand built farmhouse pine doored cupboards with worksurfaces over incorporating single drainer sink with mixer tap, matching central island, space for a gas/electric cooking range with hood over and adjoining appliance space, splash-back tiling, tiled floor, exposed ceiling beams, exposed rustic brick wall, Upvc double glazed window and doorway to:

### Snug

10'11" x 10'4" (3.34m x 3.16m)

Having an open fireplace, Upvc double glazed window to side. Access to:

### Hall

12'11" x 10'9" / 7'6" (3.96m x 3.3m / 2.31m)

With a natural wood stripped floor, radiator, stairs to the first floor with understairs cupboard.

### Shower Room

6'9" x 6'7" / 2'10" (2.07m x 2.01m / 0.88m)

Having a tiled shower cubicle with multi-point shower, wc, wash hand basin, tiled floor, Upvc double glazed window, extractor fan, radiator.

### Conservatory

17'1" x 10'0" / 5'4" (5.22m x 3.06m / 1.64m)

Having a Sea view and being of Upvc double glazed construction on a brick base with Upvc double glazed roof, tiled floor with underfloor heating, 2 pairs of Upvc double glazed doors opening onto the garden, one being arched with coloured glass single glazed panes either side set in wooden frames.

### Lounge

15'10" x 12'5" max (4.85m x 3.81m max)

Having a Upvc double glazed bay window overlooking the large rear garden, cast iron open fireplace with tiled and wooden surround, radiator, coving to ceiling, a decorative glazed panel containing a pair of arch topped french doors opens into:

### Family Room

16'1" x 11'6" (4.92m x 3.52m)

With radiator, a decorative glazed panel with a pair of arch topped french doors opening into the:

### Sun Lounge

14'9" x 14'3" (4.5m x 4.35m)

Having a bi-fold door opening onto the raised front decking area, glazed roof, tiled floor, multi fuel cast iron stove on an offset yorkstone hearth.

### First Floor Landing

Having a Upvc double glazed side window.

### Bedroom 1

20'8" x 9'4" / 8'7" (6.3m x 2.87m / 2.64m)

Having a cast iron fireplace with overmantel mirror, radiator, Upvc double glazed window with stunning views over the coastline, glazed doors open into:

### Dressing Room

With spiral staircase leading up to the part boarded storage loft which may be suitable for conversion to a fourth bedroom (STPP)

### Bedroom 2

12'8" x 11'7" (3.87m x 3.55m)

Having natural stripped boarded floor, Upvc double glazed window, radiator.

### Bedroom 3

11'8" x 7'11" max (3.56m x 2.42m max)

Having Upvc double glazed window, radiator.

### WC

6'1" x 3'3" (1.86m x 1.0m)

Having wc, half tiled walls, radiator, Upvc double glazed window, corner wash hand basin.

### Bathroom

9'3" x 6'5" (2.82m x 1.96m )

Equipped with a stylish roll-top bath with hand-held mixer tap, wash hand basin, Upvc double glazed window, half tiled walls, radiator, door to:

### Laundry Room

9'10" x 7'2" (3m x 2.2m)

Having worksurface incorporating single drainer sink with mixer tap, cupboards below, space for washing machine and dryer, laminate effect floor, Upvc double glazed window, gas fired central heating boiler.

### Exterior

Being set back off St Andrews Drive through brick pillars and iron gates opening onto the sweeping block paved driveway which leads up to the house past a single brick built garage with a pair of wooden front doors, and leading to the parking area with steps up to the raised front decking which can be a sun trap in the afternoon and evening with railings which run round to the side of the property through a pair of iron gates opening onto the large rear garden which is tiered and mainly laid to lawn with well placed mature shrubs defining each section Two wooden garden buildings and a path and steps which lead up to a hand gate which opens onto the coastal footpath which subsequently leads directly onto the beach.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains gas, electricity, water and drainage are connected to the property.

### Local Authority

Council Tax Band 'E' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of 63D. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 5617-4926-7030-0253-7206.

### Directions

Proceed left out of our Skegness Office onto Alghitha Road turning left into Lumley Avenue, past the church and left into Castleton Boulevard, right into Sunningdale Drive, right into Seaview Road and left into St Andrews Drive where the property will be found on the right hand side towards the Golf Course.

### Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.



**Ground Floor**  
Approx. 126.0 sq. metres (1356.2 sq. feet)



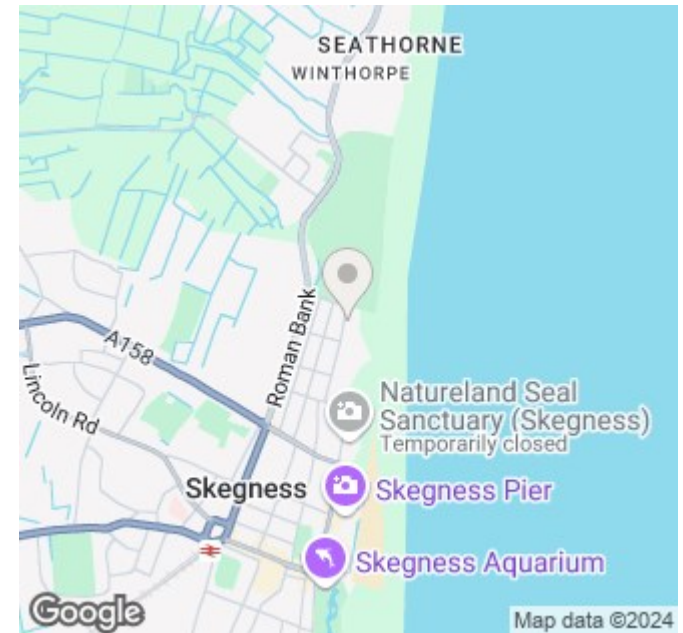
**First Floor**  
Approx. 72.3 sq. metres (778.3 sq. feet)



Total area: approx. 198.3 sq. metres (2134.5 sq. feet)

**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

