



'Ash House', Sea Road, Skegness

£299,950



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**Willsons**  
SINCE 1842

'Ash House', Sea Road,  
Anderby, Skegness,  
Lincolnshire, PE24 5YD

### "AGENT'S COMMENTS"

*A spacious 3 bedroom detached family house which has recently been extended and has undergone an extensive scheme of improvements situated in this popular coastal village. The spacious accommodation comprises porch with cloakroom, 25ft dining kitchen with 12ft utility room, 20' lounge overlooking the rear garden, 3 first floor bedrooms and stylish family bath-shower room. Overlooking farmland to both front and rear and having ample parking to the front leading to the 23' garage/workshop. Having the benefit of Upvc double glazing and oil fired central heating, the rear garden being attractively laid out with lawn, raised beds, paved seating/entertainment area and timber garden stores. Must be viewed to fully appreciate the improvements which have been carried out by the present owners.*

### LOCATION

*Anderby is a village approx. 2 miles inland from east Lincolnshire's sandy beaches. Chapel St Leonards also a coastal village is approx. 4 miles to the south and has a doctor's surgery, shops and a range of eateries. Skegness is approx. 11 miles to the south with supermarkets, banks, range of shops including national chains, train station and hospital. The market town of Alford being approx. 5 miles to the west also has shops, doctor's and dentist's surgeries. Primary schools are located in the neighbouring villages of Hogsthorpe, Huttoft and Chapel St Leonards with both comprehensive and grammar schools in Skegness and Alford.*



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## Accommodation

### Reception Porch

3'10" x 3'5" (1.17m x 1.04m)

With Upvc double glazed front entrance door and window, Italian marble style tiled floor,

### Cloakroom

7' x 3'3" (2.13m x 0.99m)

Equipped with a white wc and wash hand basin with cupboard below, tiled walls, Upvc double glazed window, chrome heated towel rail.

### Dining-Kitchen

25'8" x 11' / 8' (7.82m x 3.35m / 2.44m)

Being extensively remodelled by the present owners, the Dining-kitchen now boasts a range of 'shaker' style units including a dresser unit to the dining area with glazed displays and base units in the kitchen area with worksurface over incorporating a stainless steel single drainer sink with mixer taps. Italian marble style floor tiles throughout the kitchen and adjoining utility room, stylish central breakfast Island with space for 4 tall stools, feature rustic brick fireplace with raised plinths with a central 96cm recess having a raised stone plinth, radiator, understairs walk-in store cupboard, 2 Upvc double glazed front windows and opening into the

### Utility Room

12' x 4'10" (3.66m x 1.47m)

Having matching base units and worksurface, space for electric oven with stainless steel cooker hood over, space and plumbing for washing machine, space for tumble drier, and 3 further under counter appliance spaces, 2 Upvc double glazed windows and Upvc double glazed door opening to rear garden.

### Lounge

20'3" x 11'6" / 7'10" (6.17m x 3.51m / 2.39m)

Being situated to the rear of the property overlooking the rear garden with stable style latch door from the kitchen, oak laminate effect floor, 2 Upvc double glazed rear picture windows, 2 radiators, decorative fireplace, TV point, 2 ceiling fan/lights, Upvc exterior door opens onto the rear sitting area.

### First Floor Landing

With return staircase from the ground floor with half landing, Upvc double glazed window, radiator, loft hatch.

### Bedroom 1

12'7" / 10'4" x 10' (3.84m / 3.15m x 3.05m)

Having Upvc double glazed rear window, radiator, built in range of sliding door wardrobes.

### Bedroom 2

10'4" / 8'1" x 10' (3.15m / 2.46m x 3.05m)

Having Upvc double glazed front window, radiator, built-in range of sliding door wardrobes.

### Bedroom 3

10' 4" / 8'1" x 10' (3.05m 1.22m / 2.46m x 3.05m)

Having Upvc double glazed rear window, radiator.

### Bath-shower room

9'10" x 8' (3.00m x 2.44m)

Equipped with a separate enclosed shower cubicle with glass door and electric shower, white bath, wc and wash hand basin, tiled walls, illuminated wall mirror, extractor fan, ceiling spotlights, chrome ladder style towel rail, airing cupboard housing the hot water cylinder and Upvc double glazed window.

### Exterior

The front garden of the property has been laid with a gravelled hard standing allowing parking to the front for additional vehicles or hard landscaping. A concrete drive leads to the side of the property and the:

### Attached Garage / Garden

23'1" x 9'8" (7.04m x 2.95m)

Having a remote control roller shutter front door, light and power, rear personnel door opening onto the rear garden. having a room to the rear housing the oil fired central heating boiler and an adjoining room which houses the steel central heating oil tank, which has twin doors which open onto the rear garden to enable refuelling.

### Rear garden

The rear garden is mainly laid to lawn with raised beds and a decoratively paved entertaining-sitting area, 4 raised planters, greenhouse and 3 timber garden stores.

### Tenure and Possession

The property is freehold with vacant possession upon completion.

### Services

We understand that mains electricity, water and drainage are connected to the property. Heating is via an oil fired central heating boiler to the rear of the garage.

### Local Authority

Council Tax Band 'C' payable to local authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH. Tel: 01505 601111.

### Energy Performance Certificate

The property has an energy rating of 50 E. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate). Ref. No: 9600-3657-0522-7128-3523.

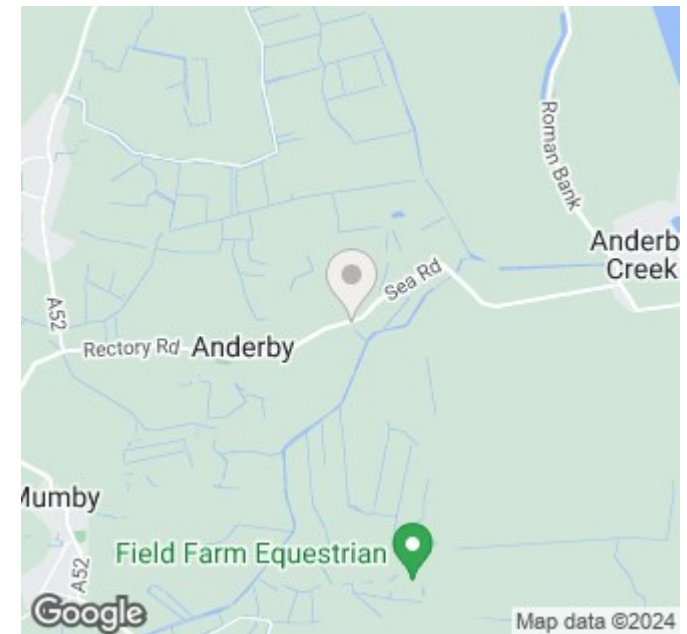
### Viewing

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

### Directions

Proceed north on the A52 coast road out of Skegness, past the villages of Ingoldmells, Chapel St Leonards, Hogsthorpe and Mumby. towards Huttoft and Sutton On Sea. Turning right at the junction to Anderby and into the village whereupon the property will be found on the right hand side.





**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.

