



5, Albert Avenue, Skegness

£359,950



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Willsons
— SINCE 1842 —

5, Albert Avenue,
, Skegness,
Lincolnshire, PE25 3DQ

"AGENT'S COMMENTS"

A spacious Edwardian detached house located in this cul de sac in popular 'Seacroft' being conveniently situated for the Beach, Seacroft golf course and Gibraltar point nature reserve. The accommodation comprises: Porch, reception hall, study, dining room, lounge, kitchen, 4 first floor bedrooms, bathroom and ensuite. Retaining many original features the property has Upvc double glazed windows (excl Ensuite) and doors, gas fired central heating to radiators, parking and low maintenance private rear garden.

LOCATION

Skegness is a popular seaside resort with sandy beaches. It has primary, secondary and grammar schools and colleges, Richmond primary school is in close proximity. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways. 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. The current owner used to commute to London by rail on a regular basis.



Willsons
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Accommodation

Upvc double glazed entrance door opens into the

Entrance Porch

Inner glazed door into

Reception Hall

10'10" x 15' (3.30m x 4.57m)

Measured to include the stairs. Upvc double glazed front and side windows, Oak laminate effect floor, radiator, return staircase to the first floor landing with understairs cupboard housing the Worcester gas fired central heating boiler.

Study-Family Room

14'6" x 11'1"/7'2" (4.42m x 3.38m/2.18m)

Pair of Upvc double glazed patio doors open out onto the decking into the rear garden, radiator and living flame gas fire set in a marble fireplace.

Dining Room

13'3" x 10'10" (4.04m x 3.30m)

Upvc double glazed side window. oak laminate effect floor, radiator and a pair of single glazed doors into the

Lounge

14'9" x 13'7" (4.50m x 4.14m)

Plus the bay window and into the chimney recess. Upvc double glazed front bay window, Upvc double glazed side window, marble fireplace with blenheim gas fire recently fitted, radiator, decorative plaster wall panels and television point.

Kitchen

15' x 10'6" (4.57m x 3.20m)

Equipped with a range of cream period style wall and base units with worksurface over incorporating ceramic single drainer sink and a tiled splashback, matching dresser unit and glazed display cabinets. Space for a cooking range set in a tiled surround, space and plumbing for washing machine and dishwasher and space for a tumble drier and fridge-freezer, tiled floor, recessed lobby with fitted book shelving and a door into the study, 2 Upvc double glazed windows and an exterior Upvc door with decorative leaded glazed panels opens onto the rear decking.

First Floor Landing

Upvc double glazed window at half landing level.

Bath-Shower Room

11'1" x 10'0" max. (3.40m x 3.05m max.)

Equipped with bath, large tray walk in shower cubicle with direct power shower, period style WC and wash hand basin, tiled walls and floor and Upvc double glazed side window.

Bedroom 1

12'2"/9'10" x 11' (3.71m/3.00m x 3.35m)

Upvc double glazed front bay window and radiator.

Bedroom 2

13'5" x 11'7" (4.09m x 3.53m)

Plus bay window. Upvc double glazed front bay window and radiator.

Bedroom 3

11'5" x 11' (3.48m x 3.35m)

Upvc double glazed rear window looks over the rear garden and radiator.

Bedroom 4

10'2"/8'1" x 7' (3.10m/2.46m x 2.13m)

Upvc double glazed rear window.

Ensuite Cloakroom

7'3"/3'3" x 5' (2.21m/0.99m x 1.52m)

With WC, wash hand basin, single glazed window and radiator.

Exterior

Having a small front lawned garden with front wall, hand gate and path to the front door, inset shrubs and established mediterranean style palm tree. A pair of wrought iron vehicle gates with a dropped kerb open onto the side driveway with carport over and screen fence and hand gate opening onto the rear garden which is attractively laid out with gravelled beds, pergola, wooden shed, seating area, artificial grass, screen privacy hedging and a raised decking area with doors into the study and kitchen.

Tenure and 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. Central heating is via a gas fired central heating boiler installed in 2018.

Local Authority

Council Tax Band ' D ' payable to local authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs. PE25 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of ' 46 E '. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8416-6125-4580-0566-8922.

Viewing

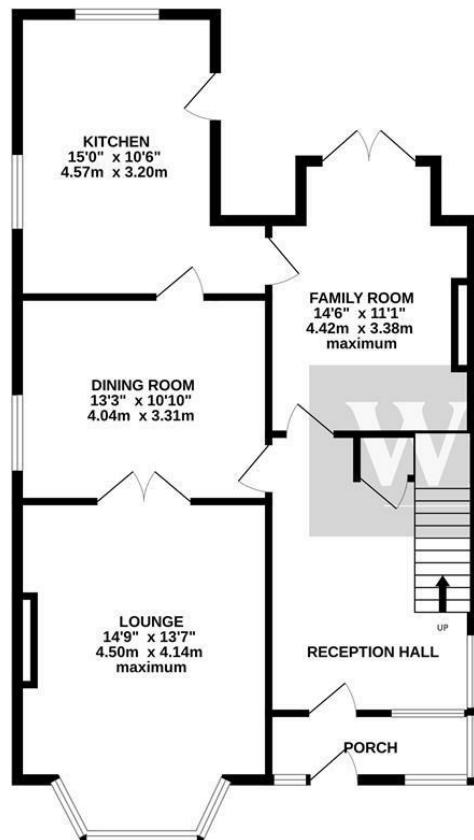
Viewing is strictly by appointment with the Skegness office at the address shown below.

Directions

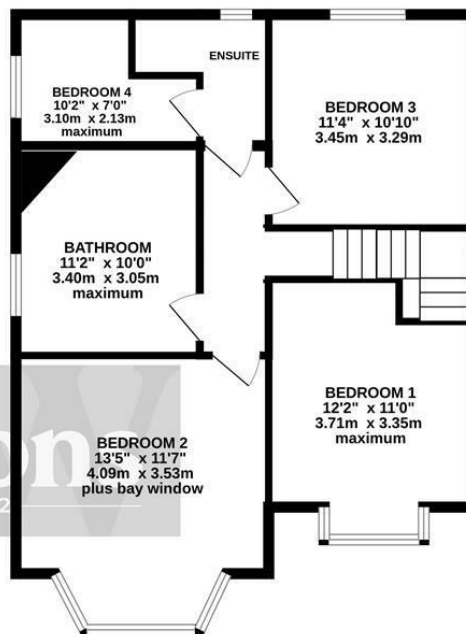
To find the property proceed left out of our office on Alghitha Road and right at the Park onto Rutland Road and left onto Lumley Road, turning right just before the Clock Tower onto Drummond Road. Proceed along Drummond Road towards Seacroft Golf Course and Gibraltar Point where Albert Avenue is the 10th turning left and the property will be found on the left hand side.



GROUND FLOOR



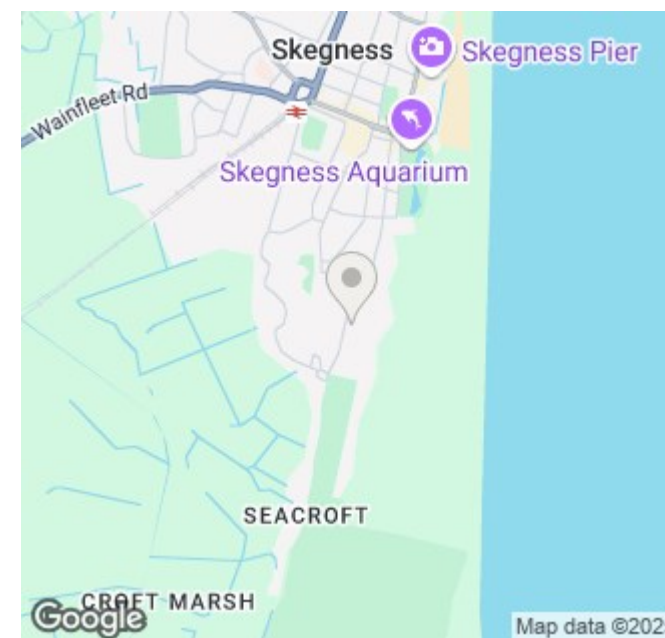
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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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.

