



13 Revesby Drive, Skegness

£165,000



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**Willsons**  
SINCE 1842



13 Revesby Drive  
Skegness  
Lincolnshire, PE25 2HT

### "AGENT'S COMMENTS"

*A spacious and extended 2 bedroom semi-detached Bungalow with large gardens and parking in this residential cul-de-sac in the popular coastal resort of Skegness. The accommodation comprises: Reception hall, 20' lounge-dining room, kitchen, 18' master bedroom, bedroom 2, shower room, separate cloakroom with WC. Having the benefit of Upvc double glazed windows and doors, gas fired central heating to radiators, lawned front and rear gardens, patio, raised beds, stores and greenhouse, attractive block paved drive with parking for 4 vehicles.*

### LOCATION

*Skegness is a seaside resort with sandy beaches. It has primary & 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 surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being 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

A Upvc double glazed side entrance door opens into the

### Reception Hall

with radiator, vinyl wood effect flooring, front and rear loft hatches, one giving access to the gas fired central heating boiler situated in the loft space.

### Lounge-Dining Room

20'9" x 13' (6.32m x 3.96m)

Upvc picture window overlooking the front garden, television point, radiator, decorative brick fireplace with inset living flame gas fire, recessed arched display niche with mirrored back.

### Kitchen

8'3" x 5'8" (2.51m x 1.73m)

Equipped with a range of white wall and base units with worksurfaces over incorporating stainless steel single drainer sink and mixer tap, splashback tiling, space and plumbing for washing machine and dishwasher, free standing gas double oven and hob with hood over and Upvc double glazed front window.

### Master Bedroom

18'8" x 9'4" (5.69m x 2.84m)

fitted with a range of wardrobes with recessed dressing table to one wall, radiator, dado rail and Upvc double glazed sliding patio door opening onto the rear patio.

### Bedroom 2

9'2" x 9' (2.79m x 2.74m)

Upvc double glazed rear window and radiator.

### Shower Room

9'5'6" x 5'6" (2.74m/1.68m x 1.68m)

Having a non slip wet-room floor with drain, shower screen and curtain, direct shower and mermaid style board around the shower area, part tiled remaining walls, pedestal wash hand basin, extractor fan, ladder style towel rail-radiator and Upvc double glazed side window.

### Cloakroom

6'1" x 2'7" (1.85m x 0.79m)

With WC, part tiled walls and extractor fan.

### Exterior

Having a long lawned front garden with inset shrubs and raised beds to the front. An attractive herringbone block paved drive leads to the side of the bungalow with a hand gate opening onto the side area with Pvc garden sheds and leading round to the rear garden which is again mainly lawned with a vegetable patch to the rear, 2 timber garden sheds, greenhouse and a paved patio with decorative low brick wall.

### Tenure and Possession

The property is freehold with vacant possession upon completion.

### Services

We understand that mains gas, water, electricity and drainage are connected to the property. Heating is via a gas fired central heating boiler situated in the loft space.

### Local Authority

Council Tax Band 'A' 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 '67 D'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 7337-1627-3100-0887-7202.

### Viewing

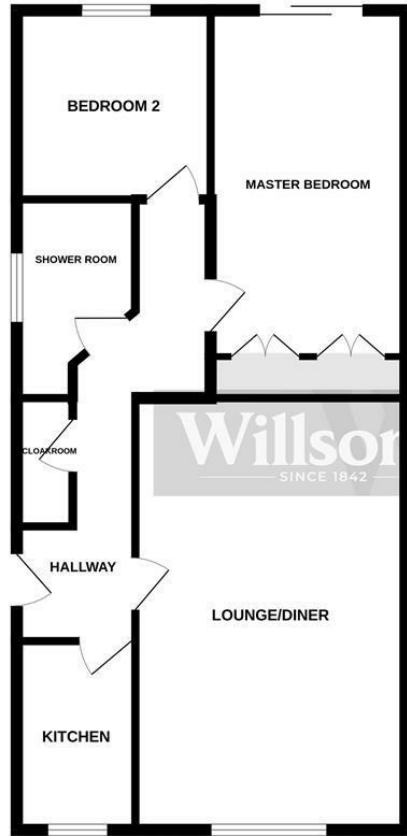
Viewing is strictly by appointment with the Skegness office at the address shown below.

### Directions

Turn right out of our office and left out of Alghitha Road onto the one-way system taking the fourth turning left onto the A52 Wainfleet Road. turning right opposite the Rugby club into Queens Road and left into Dutton Avenue and left again into Revesby Drive whereupon the property will be found on the left hand side.



GROUND 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. Made with Metropix ©2024

**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.

