



24, Winston Drive, Skegness

£269,950



Willsons
SINCE 1842

24, Winston Drive,
, Skegness,
Lincolnshire, PE25 2RE

"AGENT'S COMMENTS"

An attractively presented 3 bedroom detached bungalow in this modern residential development convenient for the amenities and schools in this popular coastal resort town. The accommodation comprises: entrance hall, 3 bedrooms with ensuite to master, kitchen, lounge-dining room and family bathroom having the benefit of Upvc double glazed windows and doors, Upvc soffits and fascias, gas fired central heating, front and rear gardens, driveway, garage and separate parking space.

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:

Entrance Hall

With tiled floor, radiator in cover, recessed cupboard.

Lounge-Dining Room

20'0" x 18'4" / 11'5" (6.10m x 5.61m / 3.48m)

With laminate effect flooring, pair of Upvc double glazed patio doors opening to the rear garden, Upvc double glazed window to rear, TV point, radiator.

Kitchen

10'2" x 9'1" (3.10m x 2.77m)

Equipped with a modern range of anthracite grey wall and base units with worksurfaces incorporating single drainer sink with mixer tap, 4 ring ceramic electric hob with electric oven below and extractor hood over, splash-back tiling, space and plumbing for washing machine, tiled floor, radiator.

Master Bedroom

13'5" x 8'6" (4.09m x 2.59m)

Upvc double glazed window to front, radiator, door to:

Ensuite

8'6" x 6'7" (2.59m x 2.01m)

Equipped with a corner bath with direct shower over, wc, wash hand basin, radiator, tiled walls, extractor fan.

Bedroom 2

11' x 11' (3.35m x 3.35m)

Upvc double glazed window to front, radiator.

Bedroom 3

11' x 9'3" (3.35m x 2.82m)

Upvc double glazed window to front, radiator.

Bathroom

7'8" x 5'8" (2.34m x 1.73m)

Equipped with a corner bath with direct shower over, wc, wash hand basin, Upvc double glazed window to side, radiator, tiled floor, extractor fan.

Exterior

Having a low maintenance front garden being attractively paved and gravelled and having the benefit of two dropped kerbs one leading onto a block paved car parking space in front of the master bedroom and the other to the block paved drive to the side of the bungalow leading to the garage. Hand gates to either side of the bungalow open onto the rear garden which is laid to lawn with path.

Garage

18'6" x 10' (5.64m x 3.05m)

With up and over vehicle door, light and side personal door onto the rear garden.

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 'C' 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 72C. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 6034-8029-6300-0171-4292.

Viewing

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

Location

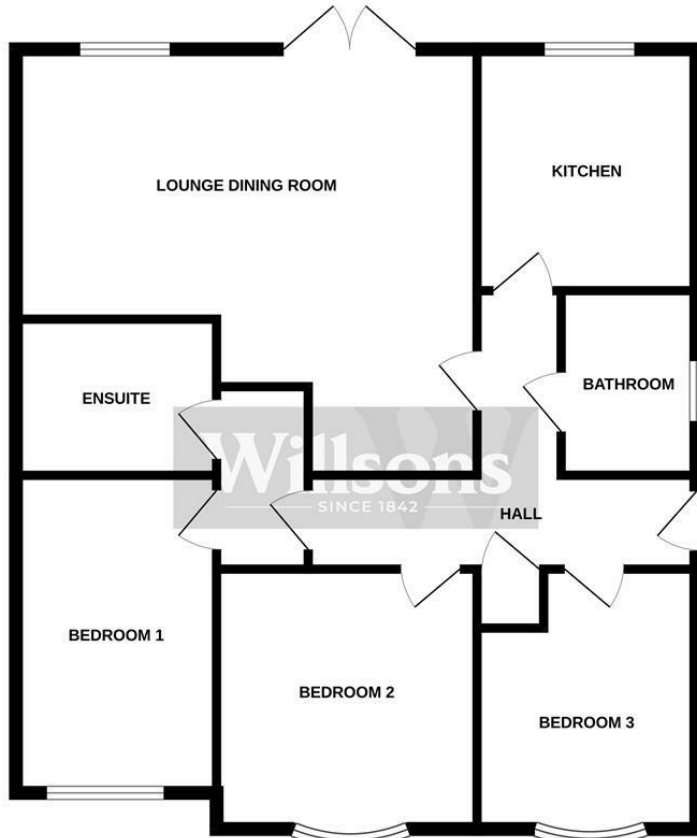
Proceed north along Roman Bank turning left at the traffic lights onto Burgh Road (A158), turn right at the firestation into Churchill Avenue and turn right into Winston Drive, proceed along Winston Drive whereupon the property will be found on the right hand side.

What3Words

feasts.curls.eyelashes



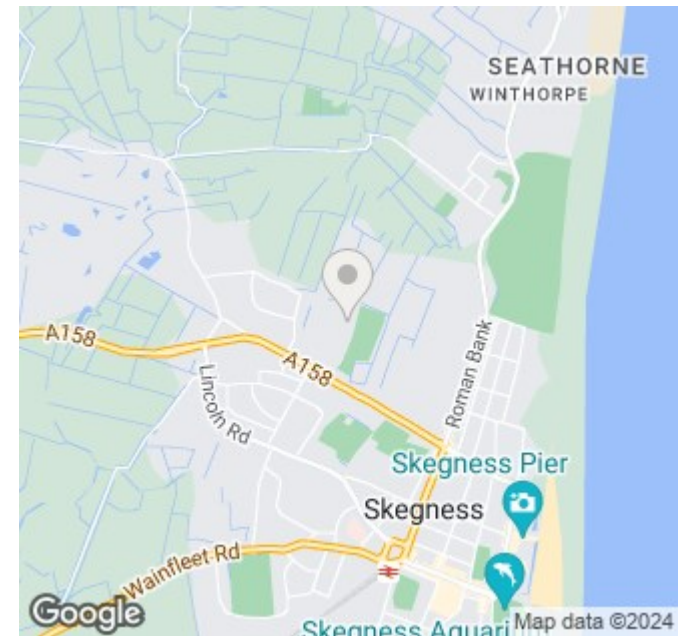
GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.2 sq.m.) approx.
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.

