



67, Lyndhurst Avenue, Skegness

£194,000



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Willsons
SINCE 1842

67, Lyndhurst Avenue,
, Skegness,
Lincolnshire, PE25 2PH

"AGENT'S COMMENTS"

A 3 bedroom semi-detached family house conveniently situated for the town centre and amenities in this popular coastal resort town having reception hall, lounge, dining room, kitchen, conservatory, 3 first floor bedrooms and bathroom having the benefit of Upvc double glazed windows and doors, Upvc clad soffits And fascias, gas fired central heating, low maintenance front garden with parking and large rear garden. NO ONWARD CHAIN.

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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Accommodation

Open canopy over the Upvc double glazed entrance door opening into:

Reception Hall

10'10" x 6'6" (3.30m x 1.98m)

Having stairs to the first floor, radiator, Upvc double glazed side window, laminate effect floor.

Lounge

14' x 13'4" max (4.27m x 4.06m max)

Upvc double glazed front bay window, radiator, TV point, laminate effect floor.

Dining Room

10'10" x 10'4" (3.30m x 3.15m)

Laminate effect floor, radiator, pair of Upvc double glazed doors opening into:

Conservatory

11'4" x 9'1" (3.45m x 2.77m)

Being Upvc double glazed construction on a brick base with polycarbonate roof, tiled floor, radiator, pair of Upvc double glazed doors opening onto the rear garden.

Kitchen

10'9" x 10' (3.28m x 3.05m)

Having a range of wall and base units with worksurfaces incorporating stainless steel single drainer sink with mixer tap, space for gas oven, splash-back tiling, space and plumbing for washing machine, further appliance space, wall mounted Vaillant gas fired central heating boiler, space and plumbing for washing machine, Upvc double glazed side window.

First Floor Landing

With Upvc double glazed side window, laminate effect floor, radiator.

Bedroom 1

13'6" x 10'10" (4.11m x 3.30m)

Upvc double glazed rear window, laminate effect floor, radiator.

Bedroom 2

10'11" x 10'11" max. (3.33m x 3.33m max.)

Upvc double glazed front window, radiator.

Bedroom 3

9'1" x 7'8"/5'7" (2.77m x 2.34m/1.70m)

Upvc double glazed front window, radiator, cupboard over stairhead.

Bathroom

6'10" x 5'5" (2.08m x 1.65m)

equipped with bath with mixer tap shower head over, Wc, wash hand basin, radiator, Upvc double glazed rear window, tiled walls.

Exterior

Having a low maintenance block paved front garden with front brick wall and a pair of wrought iron vehicle gates and a similar hand gate, a block paved drive leads to the side of the house and parking, a taller pair of wrought iron gates open onto the large rear garden is mainly lawned with block paved patio, gravelled area and inset trees.

Tenure & Possession

The property is Freehold, with vacant possession upon completion.

Services and construction.

We understand that mains gas, electricity, water and drainage are connected to the property. Being of red facing brick under a pitched tiled roof.

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 '72 C'. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 3900-1188-0122-6397-3643.

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 into Burgh Road (A158) turning left just after Churchill petrol station into Lyndhurst Avenue whereupon the property will be found on the left hand side.

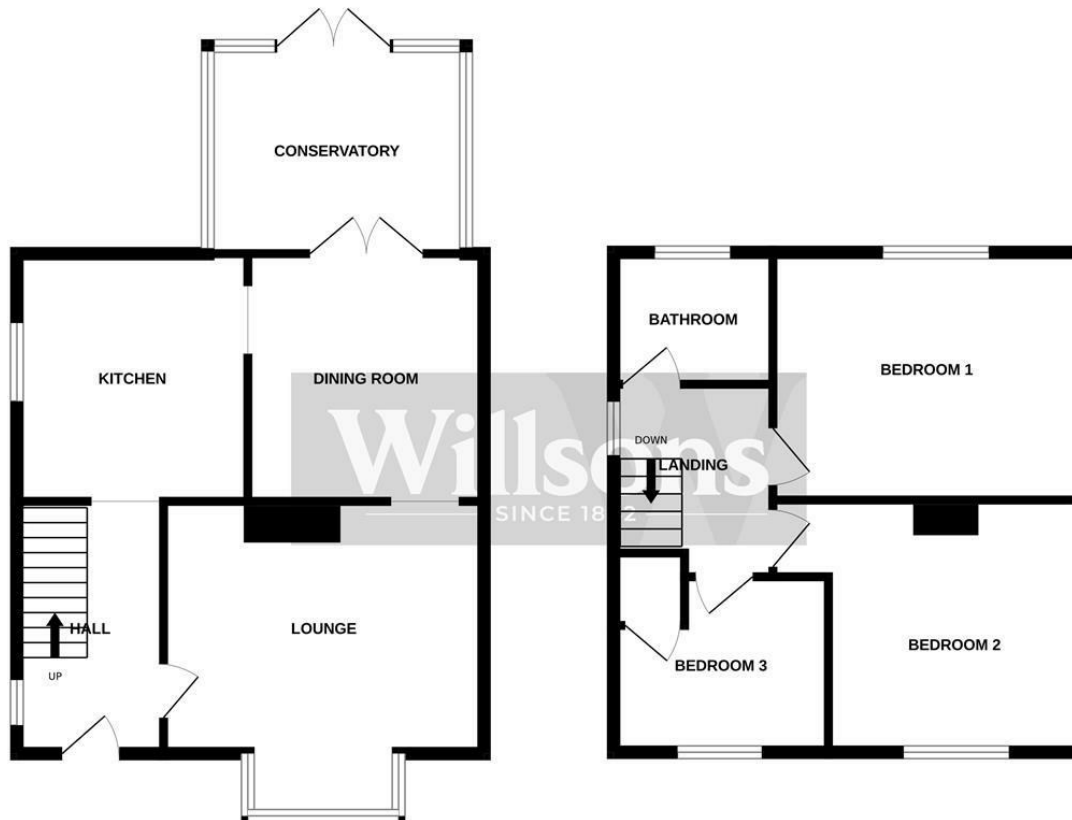
What3Words

elsewhere.faster.count



GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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.



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