



31, Wilford Grove, Skegness

£280,000



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**Willsons**  
SINCE 1842



31, Wilford Grove,  
, Skegness,  
Lincolnshire, PE25 3EZ

### "AGENT'S COMMENTS"

*A spacious detached family house in this popular area convenient for the beach, Seacroft golf Course and Richmond primary School. Having 3 bedrooms and bathroom to the first floor and reception hall, 2 reception rooms, 20' kitchen, utility, cloakroom, bedroom and 20' sunlounge to the ground floor, Upvc double glazed windows and doors, gas fired central heating, front and rear gardens, parking for 1 vehicle. 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

Upvc double glazed entrance door opens into:

### Reception Hall

Having Upvc double glazed side window, wall light, radiator, stairs to the first floor with cupboard under with shelving and Upvc double glazed side window.

### Lounge

13'9" x 12'5" max (4.19m x 3.78m max)

Upvc double glazed bay window to front, 2 radiators, marble fireplace and decorative wooden surround with inset fire, pair of single glazed panel doors into:

### Dining Room

12'4" x 12'3" max (3.76m x 3.73m max)

1950's tiled open fireplace, 2 radiators, pair of Upvc double glazed patio doors and side screens opening to the:

### Sun lounge

20'4" x 9' (6.20m x 2.74m)

Having walls at either end with a low brick base to the rear with 2 large Upvc panels over and a pair of Upvc double glazed patio doors opening to the rear garden, smaller side Upvc double glazed panel under a pitched polycarbonate roof, 4 wall light points, tiled floor, 2 radiators.

### Study/Bed 4

17'5" x 10' (5.31m x 3.05m)

Upvc double glazed front window, radiator, TV point, inset ceiling spotlights.

### Kitchen

20'6" x 11'5'8" (6.25m x 3.35m/1.73m)

Equipped with an extensive range of wall and base units with both inset and underlighting, worksurfaces incorporating stainless steel single drainer sink with mixer tap, offset corner unit incorporating the 4 ring electric ceramic hob with hood over, oven unit incorporating double electric oven, space and plumbing for dishwasher, splash-back tiling, 2 Upvc double glazed windows, single glazed door to:

### Utility Room

8'7" x 4'9" (2.62m x 1.45m)

Having Upvc double glazed side window and rear door, radiator, tiled floor, worksurface with space and plumbing for washing machine, larder style cupboard, cupboard housing the wall mounted Weissmann gas fired central heating boiler.

### Cloakroom

4'8"/4' x 3' (1.42m/1.22m x 0.91m)

With wc, corner wash hand basin, tiled floor, Upvc double glazed window.

### First Floor Landing

Being galleried with loft access, Upvc double glazed side window.

### Bedroom 1

10'10" x 10'9" max (3.30m x 3.28m max)

Upvc double glazed bay window to front, 2 radiators, cast iron fireplace.

### Bedroom 2

12'4" x 10'9" max (3.76m x 3.28m max)

Upvc double glazed rear window, radiator, cast iron fireplace.

### Bedroom 3

7'8" x 6'5" max. (2.34m x 1.98m max.)

Upvc double glazed front window, radiator, built-in bedroom furniture over the stairhead, recessed cupboard.

### Bathroom

9'1" x 7'7" (2.77m x 2.31m)

Having bath, wc, wash hand basin, shower cubicle with direct shower and mermaid style boarding to rear, tiling to walls, Upvc double glazed window, radiator, airing cupboard housing the hot water cylinder.

### Exterior

Having a privet front hedge with metal hand gate opening onto a paved path leading to the front entrance door and around through a gate to the rear garden. The front garden is laid to lawn and has a pair of wrought iron gates opening onto the concreted parking space. The rear garden is mainly paved with 2 sitting areas, a small lawn and garden shed.

### 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 a house with a rendered exterior under a pitched tiled roof.

### 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 53E. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 5400-1159-0622-8329-3943.

### Viewing

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

### Location

Proceed left out of the office onto Alghitha Road over the junction with Lumley Avenue and right onto Rutland Road turning left onto Lumley Avenue and right before the clock tower onto Drummond Road, proceed along Drummond Road taking the 6th turning right onto Wilford Grove whereupon the property will be found on the left hand side.

### What3Words

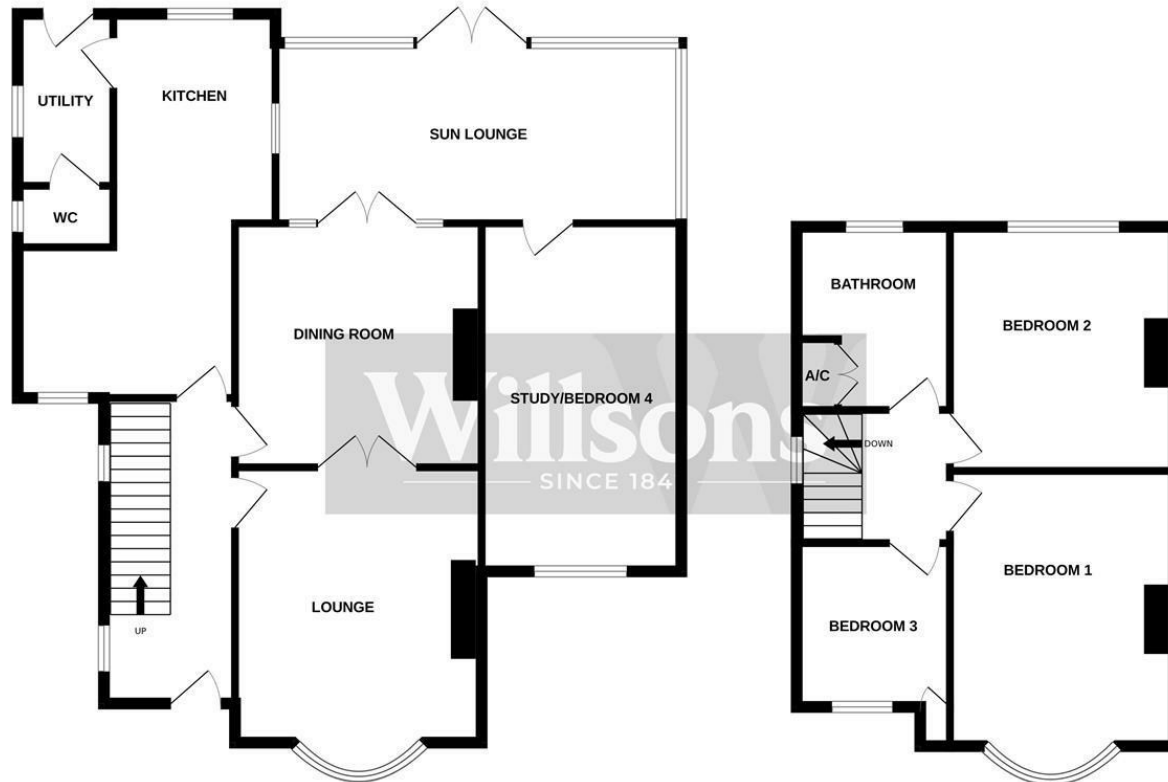
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GROUND FLOOR  
1007 sq.ft. (93.6 sq.m.) approx.

1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

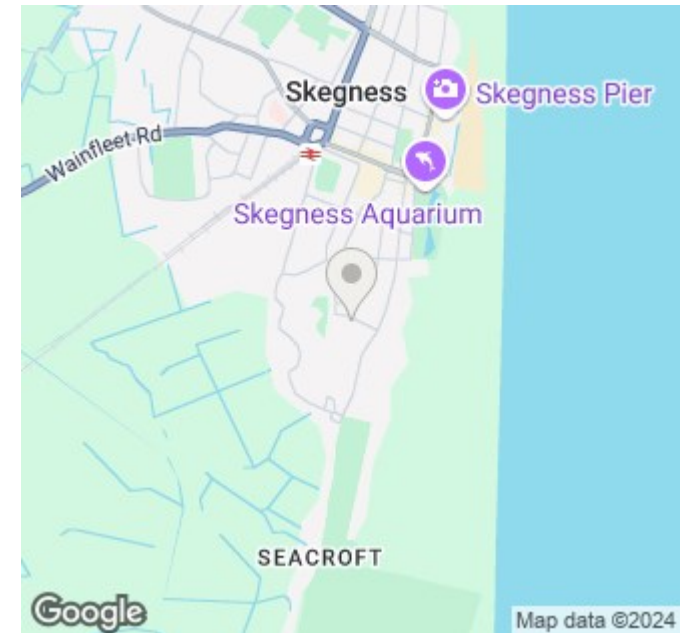


TOTAL FLOOR AREA : 1486 sq.ft. (138.1 sq.m.) approx.

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.

