



7, Dormy Avenue, Skegness

£179,000



**Willsons**  
SINCE 1842



7, Dormy Avenue,  
, Skegness,  
Lincolnshire, PE25 1RG

### "AGENT'S COMMENTS"

*A detached 2 bedroom bungalow in this cul de sac location close to the beach and the Northshore Golf Course. Reception hall, 2 bedrooms (one having a dressing room) bathroom, lounge, kitchen, dining room and sun lounge. Upvc double glazed windows, gas fired central heating to radiators, front and rear gardens and parking. Some modernisation required. NO ONWARD CHAIN.*

### LOCATION

*Winthorpe with a primary school & sandy beaches is located on the outskirts of the seaside resort of Skegness. Skegness has primary & secondary schools including a grammar & colleges. There is a range of shops both national & independents including several supermarkets. There is also a hospital, doctor's surgeries, dentists & leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs & restaurants as well as takeaways of course one of which being fish & chips. Regular bus services run from Skegness along the coast through Winthorpe. Skegness also has a train station with services to Nottingham*



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### Accommodation

Upvc double glazed entrance door opens into the

### Reception Hall

Radiator and loft hatch.

### Lounge

14' x 13'9" max (4.27m x 4.19m max)

Upvc double glazed front bay window, brick feature fireplace, radiator, television point and 2 wall light points.

### Bathroom

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

Having a bath with mixer tap shower head over, wash hand basin, Wc., part tiled walls, Upvc double glazed side window and radiator.

### Bedroom 1

10'4" x 10'3" max (3.15m x 3.12m max)

Upvc double glazed front bay window and radiator.

### Inner hall

### Bedroom 2

12' x 10' max (3.66m x 3.05m max)

Having a range of built in wardrobes, 2 wall lights and large opening into:

### Dressing room

6'8" x 5'9" (2.03m x 1.75m)

Upvc double glazed rear window and radiator.

### Dining room

7' x 7' (2.13m x 2.13m)

Radiator, pair of glazed doors into the sun lounge and door into the:

### Kitchen

12'11" x 6'9" max. (3.96m x 2.08m max.)

Equipped with a range of wall and base units, work surface over incorporating stainless steel single drainer sink, splashback tiling, space for gas oven, space and plumbing for washing machine, wall mounted gas fired central heating boiler, dual aspect Upvc double glazed windows.

### Sun room

7'5" 6'5" (2.26m 1.96m)

Having a pair of Upvc double glazed patio doors opening onto the rear garden.

### Exterior

Having a lawned front garden with cherry tree and a concreted drive leading to the side of the bungalow and the side entrance door and into the larger rear garden which is mainly lawned with paved patio and garden path and concreted entertaining area.

### Tenure and possession

The property is freehold with vacant possession upon completion.

### Services and Construction

We understand that mains electricity, water, gas and foul drainage are connected to the property. Gas fired central heating to radiators. Being built of facing brick under a pitched tiled roof with a rear extension of similar facing brick under a flat felted roof.

### Local Authority

Council tax band 'C' payable to the 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 62 D. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate). Reference number: 0548-3041-9201-1594-5200.

### Viewing

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

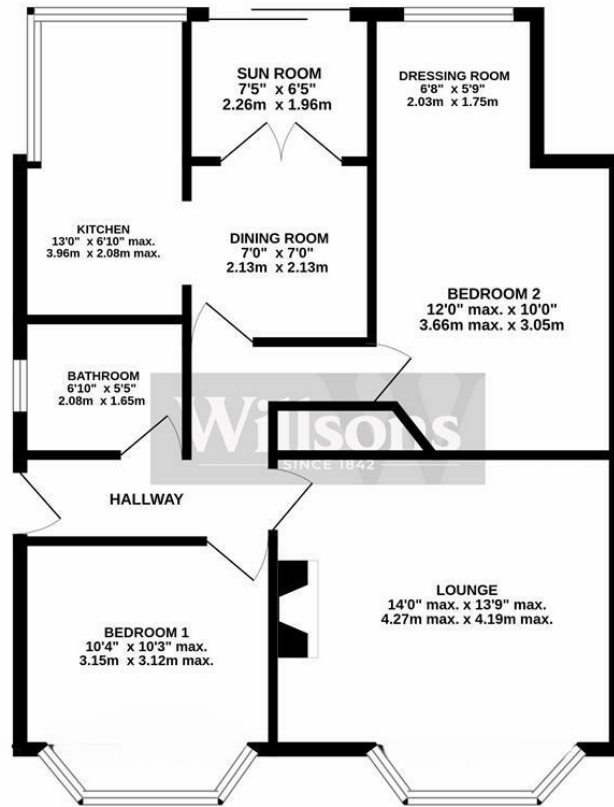
### Location

Proceed north out of Skegness town on the A52 'Roman Bank' road towards Ingoldmells. Taking the 3rd turning right after the North Shore Golf Course into Winthorpe Avenue, then right into The Drive and left into Dormy Avenue whereupon the property will be found on the right hand side.

### What3words

coast.taker.making





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TOTAL FLOOR AREA: 728 sq.ft. (67.7 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.

