



9, St Nicholas Close,, Addlethorpe, Skegness,

£265,000



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**Willsons**  
SINCE 1842

9, St Nicholas Close,,  
, Addlethorpe, Skegness,,  
Lincolnshire, PE24 4TA

### "AGENT'S COMMENTS"

*Spacious detached family house on a modern cul-de-sac in this village location, close to the coast, with views of the village church having 3 bedrooms including a master suite, 2 reception rooms, kitchen & utility, ground floor wet room, Upvc double glazed windows and doors, oil fired central heating, garage, block paved parking, lawned garden. NO ONWARD CHAIN.*

### LOCATION

*Addlethorpe is a small village lying approximately 2 miles west of Lincolnshire's east coast. There are primary schools and doctor's surgeries in the neighbouring villages of Ingoldmells and Chapel St Leonards. The coastal town of Skegness is situated approximately 5 miles to the south east being home to a grammar school and comprehensive secondary school along with a variety of shops, banks, eateries, supermarkets, a hospital and bus and train stations. There is also a variety of clubs and societies as well as leisure facilities including swimming pools, cinema and theatre.*



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### Accommodation

Upvc double glazed entrance door opens into:

### Reception Hall/Dining Area

14'9" x 9'6" (4.50m x 2.90m)

Having Upvc double glazed rear window, pair of Upvc double glazed side patio doors, radiator, grey laminate effect flooring, opening into:

### Lounge

21'9" x 11'6"/8'2" (6.63m x 3.53m/2.49m)

Having 3 Upvc double glazed windows, grey laminate effect flooring, 3 wall light points, ceiling fan/light, TV point, 2 radiators.

### Inner Hall

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

### Ground Floor Shower Room

6'3" x 5'8" (1.91m x 1.73m )

Having safety floor with sluice, direct shower, wc, was hand basin, tiled walls, radiator, extractor fan, Upvc double glazed side window.

### Kitchen

15'4" x 11'1"/7'1" (4.67m x 3.38m/2.16m )

Equipped with a range of white high gloss wall and base units with worksurfaces incorporating stainless steel single drainer sink with mixer tap, 4 ring electric ceramic hob with concealed hood over, oven unit containing twin electric oven, splash-back tiling, appliance spaces, radiator, 2 Upvc double glazed rear windows, laminate tile effect flooring.

### Utility Room

6'10" x 5'10" (2.08m x 1.78m)

Contains the floor mounted oil fired central heating boiler, matching wall cupboards and worksurface, space and plumbing for washing machine, dishwasher and dryer, Upvc double glazed side window, Upvc double glazed rear exterior door, extractor fan, laminate tiled effect flooring.

### First Floor Landing

With loft access, double cupboard.

### Master Bedroom Suite:

#### Bedroom

11'6" x 10'8" (3.51m x 3.25m)

With part sloping ceiling to 4', Upvc double glazed rear window, radiator.

#### Dressing Room

9'1" x 5'8" (2.77m x 1.73m )

With par sloping ceiling to 4', Upvc double glazed side window, radiator.

#### Ensuite

6'7" x 5'10" (2.01m x 1.78m)

Equipped with wc and wash hand basin, cupboard, radiator, half tiled walls, space and plumbing only for a shower cubicle (note: the cubicle and shower have been removed), velux rooflight, radiator, tiled floor.

#### Bathroom

7'7" x 5'7" (2.31m x 1.70m)

Equipped with bath, vanity wash hand basin with cupboard below, wc, ladder style towel rail, tiled floor, velux rooflight.

### Bedroom 2

8'2" x 8' (2.49m x 2.44m)

With part sloping ceiling to 4', velux rooflight window, radiator.

### Bedroom 3

11'7" x 9' reducing to 5'6" (3.53m x 2.74m reducing to 1.68m)

With Upvc double glazed side dormer window, radiator.

### Exterior

The property is approached over a block paved parking area with a path leading to the front door and around to the side of the property. A low close boarded fence with gate leads to the rear garden.

### Garage

18'3" x 12' (5.56m x 3.66m)

With up and over door, light and power connected, side door.

### Gardens

The side and rear gardens are laid to lawn with a small patio area to the rear and a path leads from the rear garden to St Nicholas Close.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity, water and drainage are connected to the property. There is an oil fired central heating system installed at 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 65D. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 7834-6929-2300-0961-3296.

### Viewing

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

### Directions

To visit the property proceed north out of Skegness on the A52 coast road through Ingoldmells village towards Chapel St Leonards, at the first set of traffic lights turn left into Church Lane then right at Addlethorpe church into Old Church Road, right again into St Nicholas Close whereupon the property will be found on the right hand side.

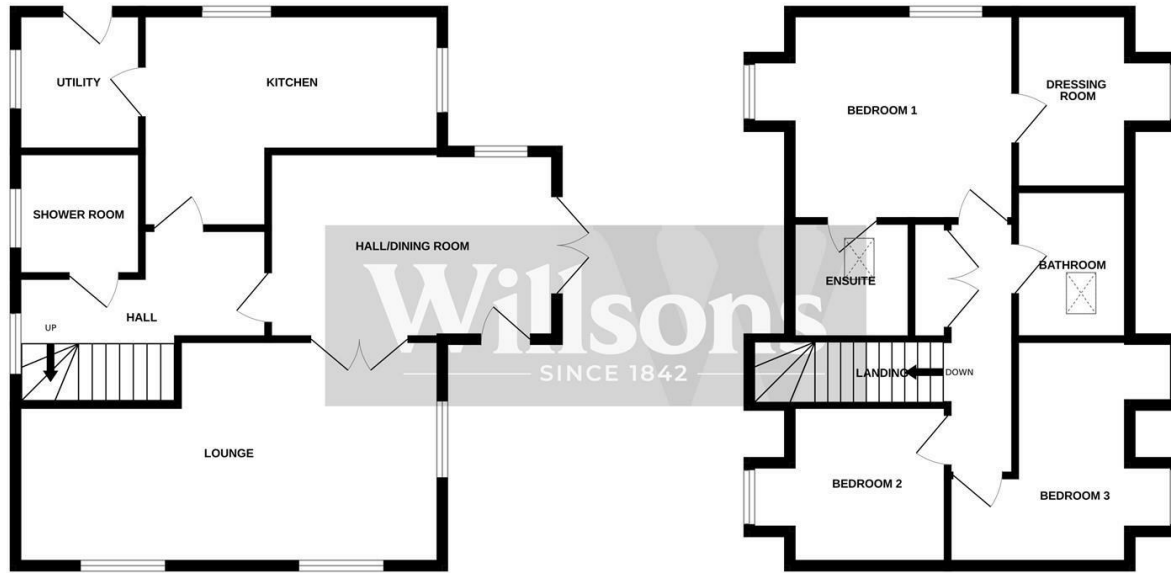
### What3Words

banana.restores.roughness



GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 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.

