



19, St. Marys Road, Skegness

£275,000



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Willsons
— SINCE 1842 —

19, St. Marys Road,
, Skegness,
Lincolnshire, PE25 2LT

"AGENT'S COMMENTS"

An attractively presented and spacious 3 bedroom detached bungalow situated in this residential area on the outskirts of the popular coastal resort of Skegness, having hall, 22ft lounge, dining room, conservatory, breakfast kitchen, 3 bedrooms, bathroom and ensuite to master bedroom. Upvc double glazed windows and doors, gas fired central heating, parking for 4 vehicles, 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

Upvc double glazed entrance door with glazed side screen opens into:

Reception Hall

With tiled floor, radiator.

Breakfast Kitchen

15'10" x 13'3" (4.83m x 4.04m)

Attractively designed on a monochrome theme with white gloss wall and base units, black worksurfaces with inset enamel white sink with mixer tap, Leisure Range oven with gas hob and ovens with cooker hood over, splash-back tiling, American style fridge freezer, breakfast bar with integrated wine chiller, space and plumbing for dishwasher, radiator, tiled floor, under unit lighting and kickboard lighting, Upvc double glazed door to side, 2 Upvc double glazed windows, inset ceiling spotlights.

Bedroom 1

12' x 8'1" (3.66m x 2.46m)

Upvc double glazed window to front, radiator, built-in range of mirror door wardrobes, TV point, door to:

Ensuite Shower Room

7'10" x 5'6" (2.39m x 1.68m)

Equipped with a glass shower cubicle with electric shower, wash hand basin and wc, radiator, airing cupboard housing the gas central heating boiler, extractor fan, tiled walls and floor, Upvc double glazed window.

Lounge

22' x 12'4"/10'5" (6.71m x 3.76m/3.18m)

Having front and side picture windows, 2 radiators, TV and telephone points, door to:

Inner Hall

Having high gloss boarded flooring, radiator.

Bedroom 2

9' x 8'9" (2.74m x 2.67m)

Upvc double glazed window to side, laminate effect flooring, radiator.

Bathroom

8'5" x 5'6" (2.57m x 1.68m)

Equipped with panelled bath with electric shower over, wc, wash hand basin, radiator, tiled floor, Upvc double glazed window to side.

Bedroom 3

13'2" x 12'3" reducing to 9' (4.01m x 3.73m reducing to 2.74m)

Upvc double glazed window to rear, radiator, 2 sets of built-in mirror door wardrobes.

Dining Room

12'6" x 8'2" (3.81m x 2.49m)

With high gloss wooden boarded flooring, radiator, pair of Upvc double glazed patio doors to:

Conservatory

15'7" x 9' (4.75m x 2.74m)

With high gloss wooden boarded flooring, being of Upvc double glazed construction on a brick base with pvc glass roof which has been partly obscured, pair of Upvc double glazed doors to rear garden, radiator, TV point.

Exterior

Occupying a large plot with large front garden which has been set for parking for 4 vehicles with front and side lawn and decorative brick wall with railed top and matching electric gate, gravelled bed, side lawned garden and path with gate and panel which opens onto a side area which has been rubber-crumbed for sitting out and entertaining and leading to the large rear lawned garden with 2 garden sheds.

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 68D. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0351-2842-6292-9221-1931.

Viewing

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

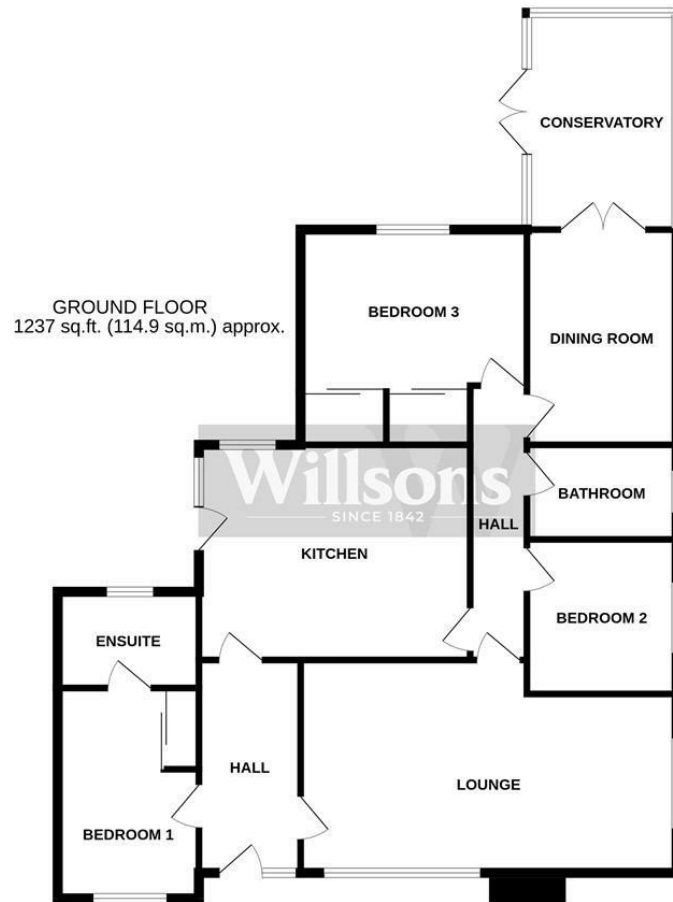
Directions

Proceed north along Roman Bank turning left at the traffic lights onto Lincoln Road A158 past the firestation and next right into St Marys Road over the roundabout with St Huberts Drive and the property will be found on the left hand side at the junction with St Margarets Avenue.

What3words

[fractions.voltages.snippet](#)

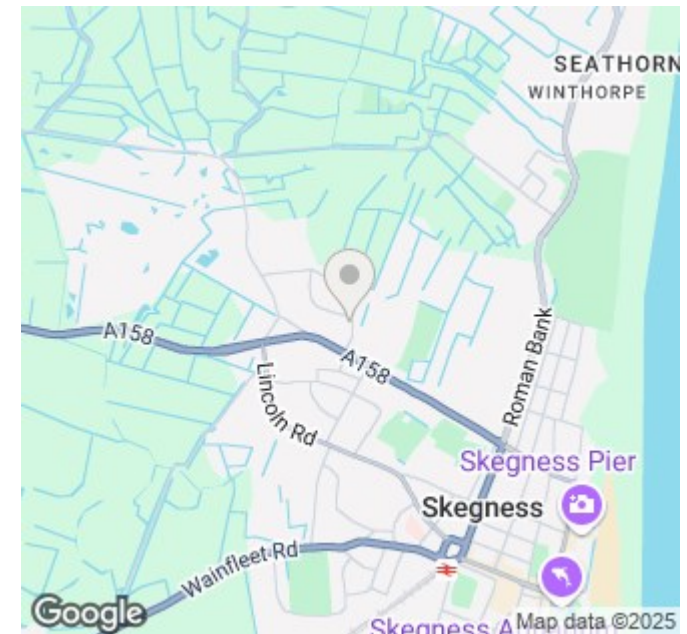




TOTAL FLOOR AREA: 1237 sq.ft. (114.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.

