



8, Lyndhurst Court, Skegness

£140,000



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Willsons
SINCE 1842

8, Lyndhurst Court,
, Skegness,
Lincolnshire, PE25 2RP

"AGENT'S COMMENTS"

A modern 2 bedroom mid-terraced house with parking in this cul-de-sac location which has been upgraded by the present vendor in 2022, being convenient for the amenities and the centre of this popular coastal resort town. Having entrance porch, lounge with media wall, dining kitchen, 2 first floor bedrooms and bathroom, Upvc double glazing, gas fired central heating to radiators, enclosed rear garden and car parking space.

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

A pair of Upvc double glazed entrance doors open into the:

Entrance Porch

With further Upvc double glazed door into the:

Lounge

19' x 11'8" max (5.79m x 3.56m max)

Upvc double glazed front bay window, media wall with inset fire, display and television niches and underlighting, radiator, open staircase to the first floor, door into:

Dining Kitchen

11'8" x 10'4" (3.56m x 3.15m)

Equipped with a range of wall and base units, worksurfaces with tiled splash-back, stainless steel single drainer sink, space for electric cooker, space and plumbing for washing machine, wall mounted gas fired combi boiler, Upvc double glazed window and rear exterior door.

First Floor Landing

Bedroom 1

13'2" x 11'8" max (4.01m x 3.56m max)

Upvc double glazed front window, radiator, loft hatch, over-stairs recessed cupboard.

Bedroom 2

10'6" x 7'9"/5'8" (3.20m x 2.36m/1.73m)

Upvc double glazed rear window, radiator, over-stairs recessed cupboard.

Bathroom

6'8" x 5'5" (2.03m x 1.65m)

Equipped with a panelled bath with electric shower over, wc and wash hand basin with cupboard below, radiator, tiled walls, Upvc double glazed window to rear.

Exterior

The property has a small front lawned garden with path to the front door. The enclosed rear paved courtyard with door from the kitchen and hand gate opening onto a communal rear path over which No. 8 has a pedestrian right of way which leads to the car parking space on the side car park.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services and Improvements.

We understand that mains gas, electricity, water and drainage are connected to the property. Central Heating is via a Logik Combi gas fired Boiler in the kitchen installed in September, 2022. New Upvc double glazed windows, front and rear exterior doors and front french doors were fitted in Autumn 2022 and the media wall in the lounge was installed in autumn 2022.

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 65D. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0266-2897-7126-2190-0255.

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 and left again into Lyndhurst Court where the property will be found straight ahead.

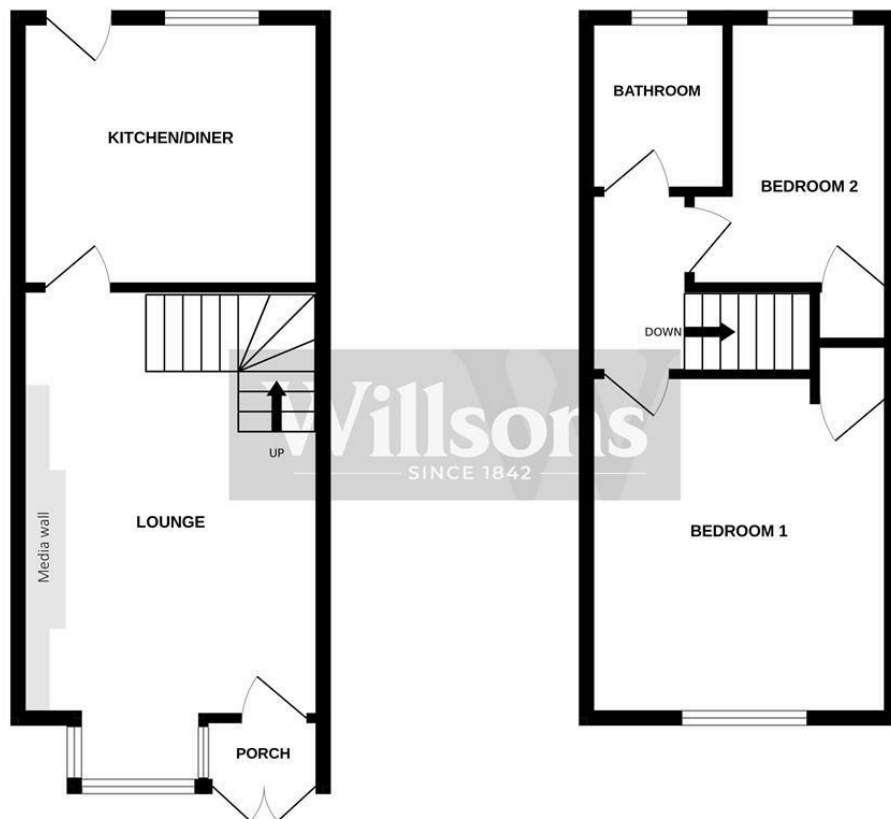
What3words

Barefoot.sprinkler.props



GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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.
Made with Metrox 6/2024

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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