



Willsons
SINCE 1842

Willow Dale, Beacon Way, Skegness
Offers Over £350,000



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Willow Dale, Beacon Way,
, Skegness,
Lincolnshire, PE25 1HL

"AGENT'S COMMENTS"

A traditional character cottage situated on an extensive plot, with open views and within easy reach of the local amenities of Skegness. Offering modern extension to the rear, master bedroom with en-suite and dressing room, ground floor shower room, utility room, conservatories, driveway and garage. Benefitting from uPVC double glazing throughout, oil fired central heating and 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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<https://www.willsons-property.co.uk>

Front Of Property

Mainly laid to lawn, bordered with mature hedgerows and picket fencing. A concrete path leads from the driveway and foot gate to the entrance porch and continues to the rear of the property.

Entrance Porch

6'3" x 5'3" (1.91m x 1.60m)

With windows to front, side and rear aspects of the property, tiled flooring.

Kitchen

13'9" x 7'8" (4.19m x 2.34m)

With a range of base and wall units, tiled splash backs, stainless steel sink with mixer taps, space for cooker, extractor hood, original inset fireplace housing the oil boiler, vinyl flooring and window to the front of the property.

Utility

7'6" x 5'6" (2.29m x 1.68m)

With a range of base and wall units, tiled splashbacks, plumbing for washing machine and dishwasher, vinyl flooring and window to the front of the property.

Dining Room

17'8" x 15'4" (5.38m x 4.67m)

With bay window to the side of the property, open fire place with brick surround and laminate flooring.

Lounge

20'2" x 11'8" (6.15m x 3.56m)

With windows to the sides and rear of the property, French doors opening to the patio area, electric fire with marble surround and carpeted flooring.

Landing

With carpeted flooring, window to the side of the property and access to the loft space.

Bedroom One

121 x 13'9" (36.88m x 4.19m)

With Juliette Balcony to the rear of the property, windows to the side and rear of the property, carpeted flooring.

En-Suite

7'6" x 5'6" (2.29m x 1.68m)

With vanity wash basin unit, WC, enclosed corner shower cubicle with electric shower, extractor fan, fully tiled walls, vinyl flooring, heated towel rail and window to side of the property.

Dressing Room

6'3" x 8'4" (1.91m x 2.54m)

With carpeted flooring.

Bedroom Two

7'8" x 13'9" (2.34m x 4.19m)

With airing cupboard, carpeted flooring and window to the front of the property.

Bedroom Three

10'9" x 9'7" (3.28m x 2.92m)

With carpeted flooring and window to the front of the property.

Bedroom Four

5'9" x 8'3" (1.75m x 2.51m)

With carpeted flooring and window to the side of the property.

Bathroom

7'6" x 5'9" (2.29m x 1.75m)

With vanity sink and WC unit, P-Shaped bath with direct feed shower over, fully tiled walls, heated towel rail, carpeted flooring and window to front of the property.

Rear Lobby

5'6" x 7'3" (1.68m x 2.21m)

With base and wall units, space for a tumble dryer, laminate flooring and uPVC door to conservatory.

Shower Room

5'4" x 3'9" (1.63m x 1.14m)

With tiled walls, WC, basin, tiled flooring, enclosed corner shower cubicle with electric shower, extractor fan and window to side of the property.

Conservatory

10'3" x 10'8" (3.12m x 3.25m)

Of brick wall and uPVC window construction, French door to the patio area and garden and tiled flooring.

Garage

16'6" x 14'1" (5.03m x 4.29m)

With up and over door, stable door, power and lighting.

Conservatory/Hot Tub Room

10'2" x 14'4" (3.10m x 4.37m)

Of brick wall and uPVC window construction, French doors and vinyl flooring, currently used as a Hot Tub Room.

Conservatory/Pool Room

19'9" x 15' (6.02m x 4.57m)

Of brick wall and uPVC window construction with two sets of French doors, concrete flooring, currently used as a pool room.

Rear Garden

Mainly laid to lawn, bordered by mature trees and shrubs. Two patio paved areas accessed from the lounge and conservatory

Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number : 9788-3028-3203-6347-6204

Services

We understand that mains drainage, water and electricity are connected to the property. There is an oil fired central heating system installed at the property.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Viewing

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

What 3 Words

///inflict.wire.routes

Directions

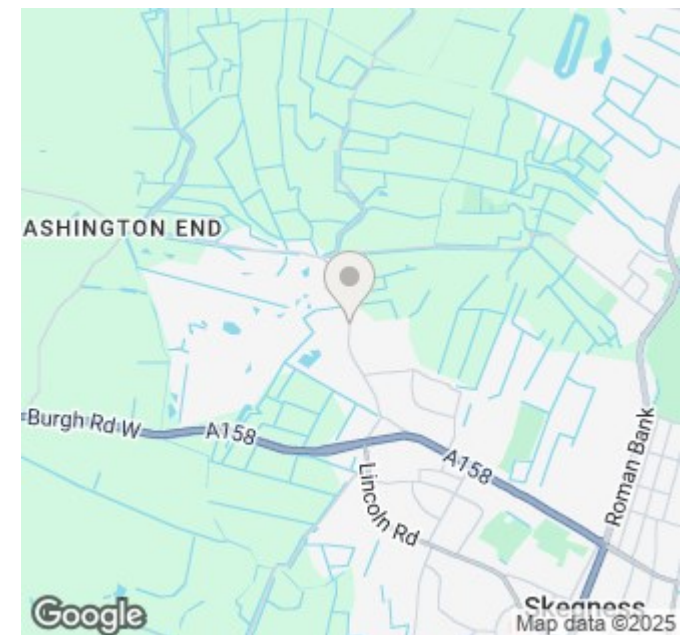
Leave Skegness on Burgh Road (A158), continue until you see the slip rod on the right onto Burgh Old Road. Turn right at the roundabout onto Beacon Way, follow the road out of Skegness and the property is located on your left hand side before the left hand bend.





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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.

