



15, Derby Avenue, Skegness

£290,000



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Willsons
SINCE 1842

15, Derby Avenue,
, Skegness,
Lincolnshire, PE25 3DH

"AGENT'S COMMENTS"

An extended, detached character property, located on a no-through road, only a short stroll away from the beach and within easy reach of the town's amenities. This dwelling offers ample space and would be ideal for multigenerational living or for a family looking to upsize. Benefitting from two reception rooms, office, two bathrooms, utility with cloakroom area, uPVC windows and doors, gas fired central heating and private rear garden.

LOCATION

Skegness is a seaside resort with sandy beaches. It has primary and 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 and dentist's surgeries, and leisure facilities including swimming pools, cinema, theatre and 2 golf courses. There is a range of pubs and restaurants as well as takeaways including 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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Front Of Property

Accessed from the footpath via a wrought iron gate and bordered with a dwarf brick wall, easy maintenance frontage with concrete path and gravel.

Entrance Hallway

20' x 6' (6.10m x 1.83m)

With stained glass and timber frame door leading to the hallway having original tiled flooring (from 1910) and under stairs storage area.

Lounge

13'6" x 13'1" (4.11m x 3.99m)

With bay window to the front of property, double frosted glazed and timber doors leading to the dining room, carpeted flooring, wooden surround fireplace with marble effect hearth and gas fire.

Dining Room

12'9" x 12'6" (3.89m x 3.81m)

With carpeted flooring, uPVC single door with side panels to the rear of the property and internal double frosted glazed and timber doors leading to the lounge.

Kitchen/Breakfast Room

11'11" x 11'9" (3.63m x 3.58m)

With a range of base and wall units, tiled splashbacks, stainless steel sink with mixer taps, five ring gas hob, concealed extractor hood, dual electric and gas double oven, space and plumbing for dishwasher, Worcester gas fired boiler, tiled flooring and widow to side of the property.

Rear Lobby

With tiled flooring and door to the side of the property.

Utility

With tiled flooring, space for tumble dryer, chest freezer and plumbing for washing machine, archway leading to WC and sink.

Office

11'9" x 6'3" (3.58m x 1.91m)

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

First Floor Landing

Galleried landing with carpeted flooring

Bedroom One

13'6" x 10'9" (4.11m x 3.28m)

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

Bedroom Two

12'6" x 10'9" (3.81m x 3.28m)

With window to the rear of the property, built in cupboard and carpeted flooring.

Bedroom Three

13'6" x 8'0" (4.12m x 2.45m)

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

Bathroom

13'1" x 7'1" (4m x 2.16m)

With inset bath, double enclosed shower cubicle with direct feed shower, heated towel rail, double airing cupboard, vanity sink unit, tiled walls and flooring, window to the rear of the property.

WC

With tiled flooring, WC and window to side of the property.

Second Floor Landing

Galleried landing with carpeted flooring and access to the eaves storage.

Bedroom Four

13'6" x 8'2" (4.12m x 2.51m)

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

Bedroom Five

10' x 6' (3.05m x 1.83m)

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

Shower Room

5'4" x 4'11" (1.63m x 1.50m)

With enclosed shower cubicle, electric shower, WC, sink, electric water heater, extractor fan and tiled flooring.

Rear Garden

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains gas, water, drainage and electricity are connected to the property.

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 'D'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number:: 6635-8824-7400-0181-9226

What 3 Words

///filer.flags.gifted

Viewing

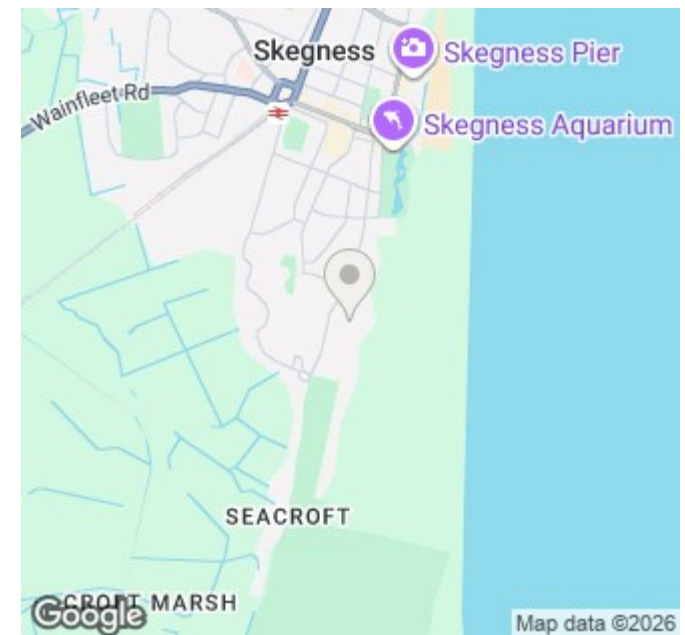
Viewing is strictly by appointment with the Skegness office at the address shown below.





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.

