



BRITISH  
PROPERTY  
AWARDS

2024

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GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



99 Richmond Drive  
Skegness, Lincolnshire. PE25 3SG

**BELL**





## 99 Richmond Drive, Skegness

99 Richmond Drive is a 3/4 bedroom family home; set back from the road and providing well-appointed and excellently maintained accommodation, alongside a wrap-around garden with multiple seating areas, driveway parking and garage store.

Extended to provide excellent open plan living and dining spaces; the kitchen, lounge, office / play room (potential further bedroom space) all lead off the principal reception area. Complete with boot room and cloakroom off the side hallway; the ground floor is versatile to suit a range of requirements. The first floor provides three bedrooms, two doubles, family bathroom and WC.

### ACCOMMODATION

uPVC obscure double glazed leaded door to:

**Entrance Lobby** with wood effect flooring, carpeted staircase to first floor, ceiling light and power points. Open to kitchen, door to:

**Lounge** having uPVC double glazed window to front aspect; gas fire on stone hearth with wood surround, carpeted floor, radiator, TV point, ceiling light and power points. Wood windowed doors to living room.

**Breakfast Kitchen** having uPVC double glazed window to front aspect; an excellent range of modern kitchen units to base and wall levels, sink and drainer inset to roll edge solid oak worktop with further worktop with breakfast bar. Neff oven and four ring induction hob beneath extractor canopy, integrated fridge, two freezers, washing machine and dishwasher. Wood effect flooring, spotlights and central lights to ceiling, power points. Open to:

**Living Room** having uPVC double glazed door and windows to rear, French doors and matching side panels to side,





skylights. Wood effect flooring, TV point and power points. Wood windowed doors to lounge. Wood doors to useful pantry storage space, underfloor heating, wood windowed doors to side hallway and...

**Office / Play Room** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling lights and power points. Wood door to boot room.

**Side Hallway** with uPVC obscure double glazed leaded door to front aspect; tiled floor, radiator, ceiling light and power points. Wood windowed door to living room, door to:

**Boot Room** with tiled floor, wall mounted gas fired Worcester boiler, built in storage space, ceiling light and power points. Door to:

**Cloakroom** comprising low level WC, wash hand basin, curtain to storage space (a former shower cubicle), tiled floor, radiator and ceiling light.

#### First Floor

**Landing** with carpeted floor, built in storage space, loft access hatch, ceiling light and power points. Doors to first floor accommodation.

**Bedroom** having uPVC double glazed window to front aspect; built in, mirror fronted wardrobe space, carpeted floor, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

**Separate Toilet** with uPVC obscure double glazed window to rear aspect; corner wash hand basin, low level WC, wood effect flooring, radiator and ceiling light.

**Bathroom** having uPVC obscure double glazed window to rear aspect; panel bath with tiled surround, Mira sport electric shower over, wash hand basin inset to storage unit. Wood effect flooring, radiator and ceiling light.







**Bedroom** having uPVC double glazed window to front aspect; built in wardrobe storage units, built in storage space, carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

The rear garden is predominantly laid to lawn, wrapping around the side and rear of the property with fenced boundaries, established shrubs, bushes and flowers to the borders. A paved path runs around the property, opening out to semi-circular seating space off the living room French doors. There are further paved and stone chipped seating spaces to the rear garden.

A personnel gate ensures a child and pet friendly secure space, with access to the front, while the addition of stone chipped space for a large timber garden shed grants further storage. Garage store with concrete floor, light and power.

**East Lindsey District Council – Tax band: B**

**ENERGY PERFORMANCE RATING: C**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.



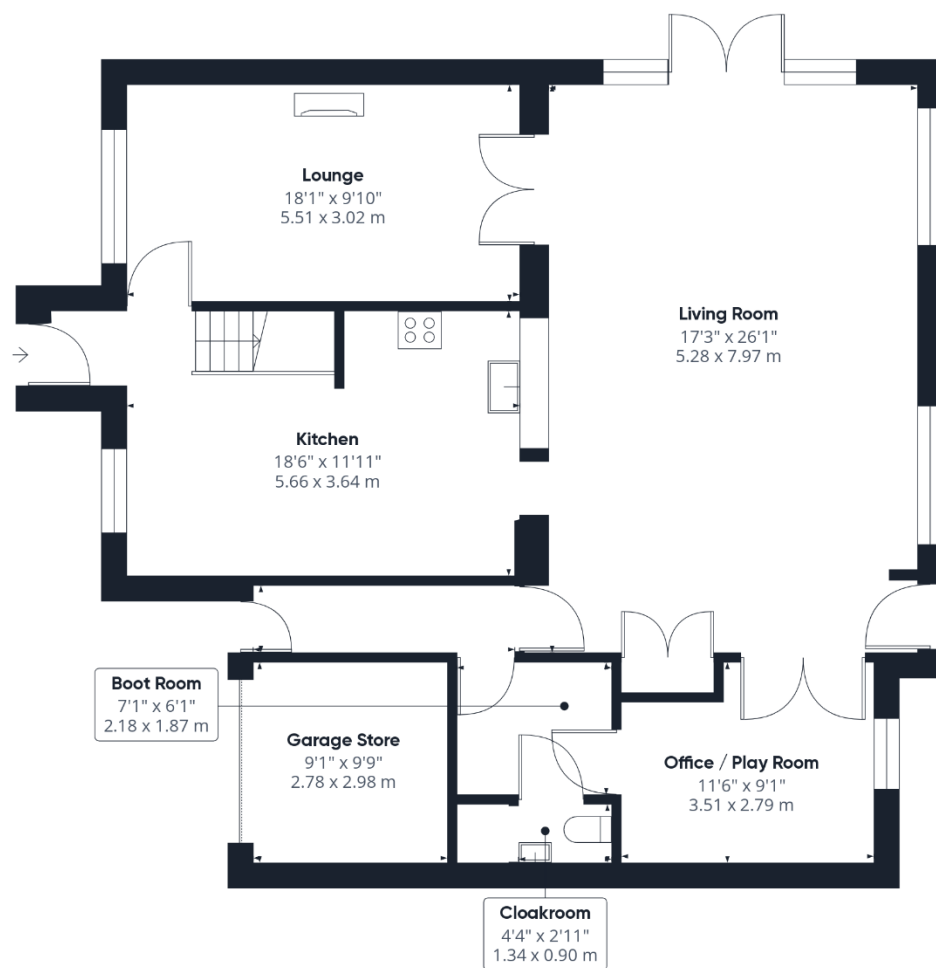
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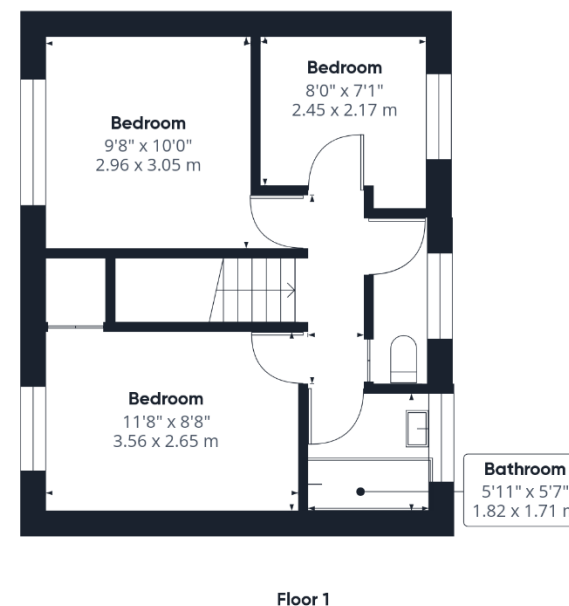








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1551.25 ft<sup>2</sup>  
144.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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