



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



52 Everingtons Lane
Skegness, Lincolnshire. PE25 1HN

BELL



52 Everingtons Lane Skegness

52 Everington Lane is a beautiful, stylishly appointed and decorated property providing four bedrooms; an open plan kitchen-dining-lounge (with full height vaulted ceiling) and bifold doors out onto decked garden terrace. Boasting a Spanish style bathroom, en suite to the master bedroom, three further bedrooms (one currently a dressing room) and a versatile office/snug/games room. The property also provides a large garage.

This modern family home occupies a good size plot of approx. 0.18 acre (sts), with spacious gravel parking area to front and private enclosed garden with wooden seating area and storage shed to the rear.

The property is located to the Northernmost reaches of Skegness, a seaside town with Blue Flag beaches, and a full range of services and amenities within convenient distance – including primary and secondary schooling.



ACCOMMODATION

Entrance Hallway having composite double glazed door, wood style laminate flooring, built in cupboard housing the floor standing oil-fired combi boiler; radiator and ceiling spotlight. Open doorway to kitchen, wood door to:

Snug / Office / Play Room with uPVC double glazed full height windows to front and window to side aspect; wood style laminate flooring, radiator, TV point, ceiling spotlights and multiple power points.



Breakfast Kitchen having uPVC double glazed window to side aspect; modern units to base and wall levels including obscure glazed shelving, 1 1/2 bowl Franke sink and drainer to roll edge worktop with space and connection for American style upright fridge-freezer, Bosch oven and four ring induction hob beneath extractor canopy, integrated dishwasher.

Wood style laminate flooring, ceiling spotlights and over counter lights, power points. Open to:

Dining Area with uPVC double glazed window to side aspect; wood style laminate flooring, radiator, ceiling spotlights and power points. Open doorway to hall, door to pantry storage cupboard. Open to:

Lounge Area having uPVC double glazed bifold doors to front and side aspect; exposed brick feature wall, wood style laminate flooring, TV point, wall lights and spot lights, power points.

Hallway with wood style laminate flooring, radiator, ceiling spotlights. Doors to first floor accommodation.

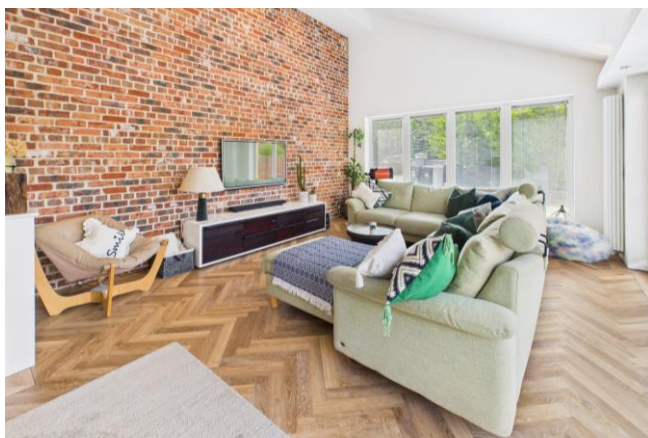
Master Bedroom with uPVC double glazed window to side aspect; built in bank of wardrobes, carpeted floor, radiator, ceiling light and spotlights, power points.

En-suite Shower Room having corner shower cubicle with board surround, and monsoon head over, was hand basin set to storage unit with light up mirror over and low level WC. Tiled flooring, skylight to ceiling, wall mounted cupboard and ceiling spotlight.

Family Bathroom having uPVC double glazed obscure window to side aspect; P shaped bath with monsoon head shower over, wash hand basin set to storage unit and low level WC. Underfloor heating, heated towel rail, tiles to walls, lower level, wall and ceiling spotlights.

Bedroom 2 with uPVC double glazed window to rear, looking across the garden; carpeted floor, radiator, TV point, ceiling light and spotlights, power points.

Bedroom 3 with uPVC double glazed window to rear, looking across the garden; radiator, TV point, ceiling light and spotlights, power points.





Bedroom 4/ Dressing Room with uPVC double glazed window to side aspect, built in bank of wardrobes, wood style laminate flooring, column radiator, ceiling spotlights and power points.

OUTSIDE

The property is approached to the front via a gravel driveway providing parking for several vehicles and leading to the **Attached Garage** with electric up and over door, uPVC double glazed obscure French doors to rear, light and power.

Along the opposite side of the property is a private timber decking area providing outdoor bbq and dining space with bifold doors leading into the main living area.

The private rear garden is predominantly laid to lawn with a feature shrubbery bed having colour sleeper edge border and an attractive sheltered seating space to one corner with an adjacent garden store and feature lighting. The garden is contained by timber fencing to the sides and rear to ensure a secure, child and pet friendly space.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: D Oil fired heating

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.

VIEWING: By arrangement with the agent's Horncastle Office

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Brochure prepared 04.07.2025

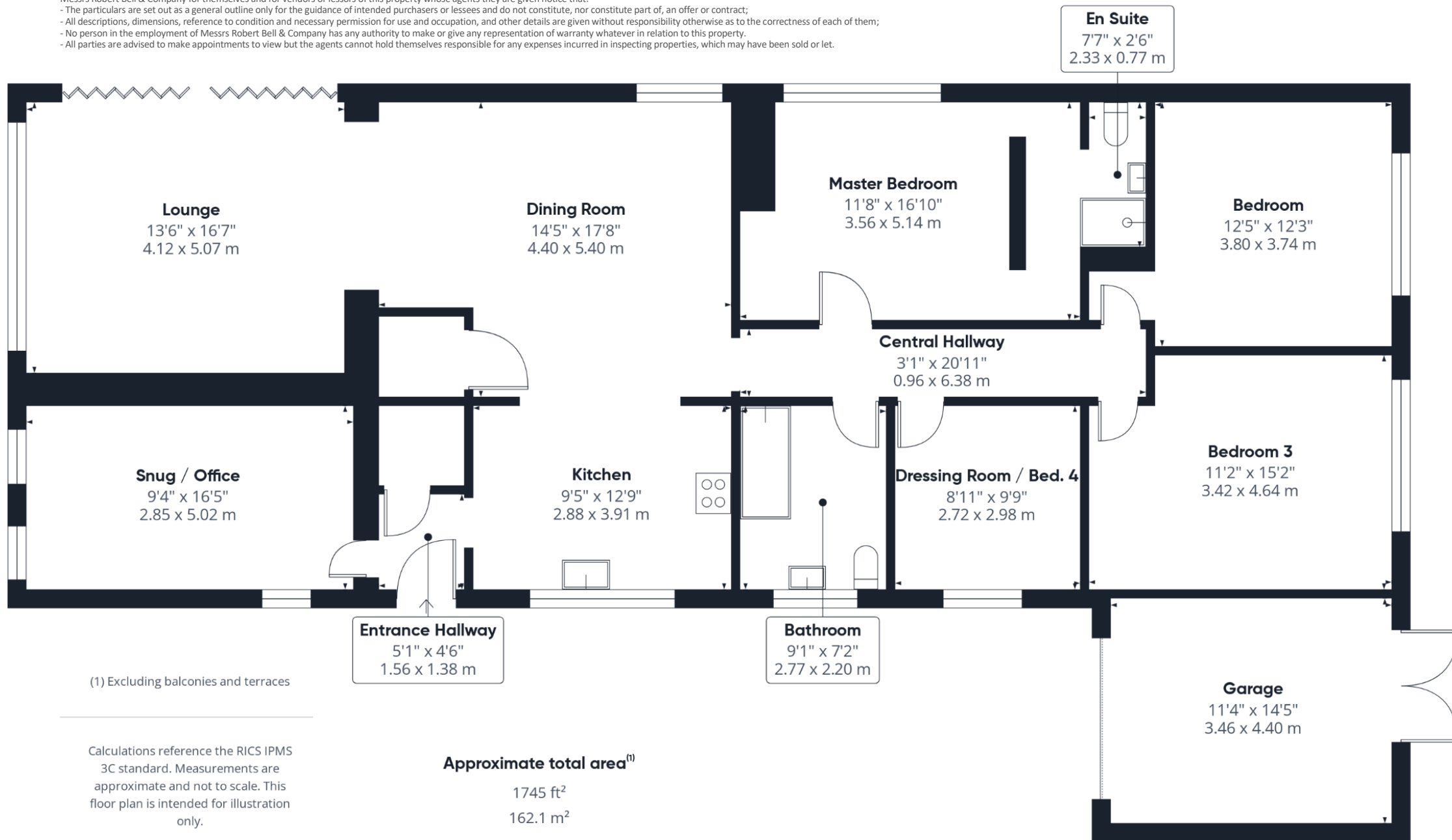




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