



10 Everingtons Lane
Skegness, Lincolnshire. PE25 1HN

BELL



A stylish and spacious individually designed detached bungalow with three ground floor double bedrooms with planning to create a principal bedroom suite on the first floor.

The property is of brick and block construction with a rendered exterior with stylish grey uPVC windows and doors and matching soffits and fascias. Having a spacious family room with underfloor heating and large sliding double doors opening onto the paved patio under the overhanging eaves and leading out onto the large rear lawned garden.

Boasting an extensively equipped modern kitchen with island, central hall and laundry room. A suspended first floor glazed walkway and mezzanine style gallery looks out over the rear garden with extensive views beyond. The property has undergone extensive remodelling and enlargement by the present owners under the relevant building regulations and is being offered for sale in extensive grounds, the front garden allows ample parking with a large lawned rear garden with garage and studio. **Viewing is highly recommended.**

Skegness, the principal coastal resort town of East Lincolnshire, boasts all the local amenities, shops, supermarkets, restaurants, two golf courses, nature reserve and a wealth of educational facilities including a grammar school.

ACCOMMODATION

A uPVC double glazed side entrance door opens into the

Kitchen-family room – (28'6" x 19'6") equipped with an extensive range of matte white wall and base units with coordinated work surfaces and a central island with induction cooking hob, inset matte black deep bowl sink and mixer tap, integrated dishwasher, fridge, freezer, wine chiller, waste bins, electric oven, microwave and plate warmer. A faux cupboard door opens to give access to the boiler room which contains the floor mounted oil-fired



central heating boiler. Boasting underfloor heating beneath a Karndean and porcelain tiled floor. Overlooking the rear garden is a range of full-length uPVC double glazed doors with full height window panels with fitted blinds and central sliding panels. A large opening leads to the

Inner hall – 13'1" x 6'7")

With full height dress mirror to one wall and doors off to all rooms

Laundry room – with storage, space and plumbing for washing machine and tumble drier over.

Bathroom – (7'4" x 6'4") equipped with shower bath with screen and direct shower over, W/C with cistern integrated into rear cupboards with a slim worksurface mounted with a stylish round bowl and pillar tap, ladder style towel rail, and uPVC double glazed window.

Bedroom 1 – (11'8" x 10'7" -into bay window)

With uPVC double glazed front bay window with fitted plantation blinds, stylish vertical radiator, Tv point, uPVC double glazed side window and open wardrobe space.

Bedroom 2 – (11'7" x 10'8" (into bay window and chimney) with uPVC double glazed front bay window with fitted plantation blinds, stylish vertical radiator, Tv and internet point, uPVC double glazed side window and open wardrobe space.

Bedroom 3 – (10'7" x 10') uPVC double glazed side window and stylish vertical radiator.

First Floor

A return staircase from the family room with full height window leads to the first floor landing with a glazed suspended walkway leading to the rear

Mezzanine style gallery – (18'8" x 6'3") with full width Upvc double glazed sliding patio door and windows into the roof apex allowing extensive views.

A further door from the walkway opens into the front

Potential principal bedroom and ensuite – having two Velux roof lights, power and water, (note: this bedroom suite





requires completion, allowing the purchaser the opportunity to complete it to their individual taste).

Exterior

The property has a spacious front garden which has been fully covered in a decorative grey stone providing maximum parking. To one side of the property is a decorative wall and to the other, the wide drive leads to the side of the property with outside tap and a vehicle gate with rendered pillars opening onto the large rear garden which is fully contained with wooden fencing to both sides and a rendered patio and seating area to the rear. Having an apple tree, raised shrub bed and a central bed with established cordylines. To the side is a wooden playhouse with small animal enclosure below and to the rear is the

Garden Room– Studio – (15'10" x 8' 0") timber clad with front and side veranda, uPVC double glazed doors and windows, power, plastered internal walls and ceiling. Adjacent is the **Garage** with timber cladding extending to the front with up and over vehicle door.

East Lindsey District Council – Tax band: B
Energy Performance Rating - D

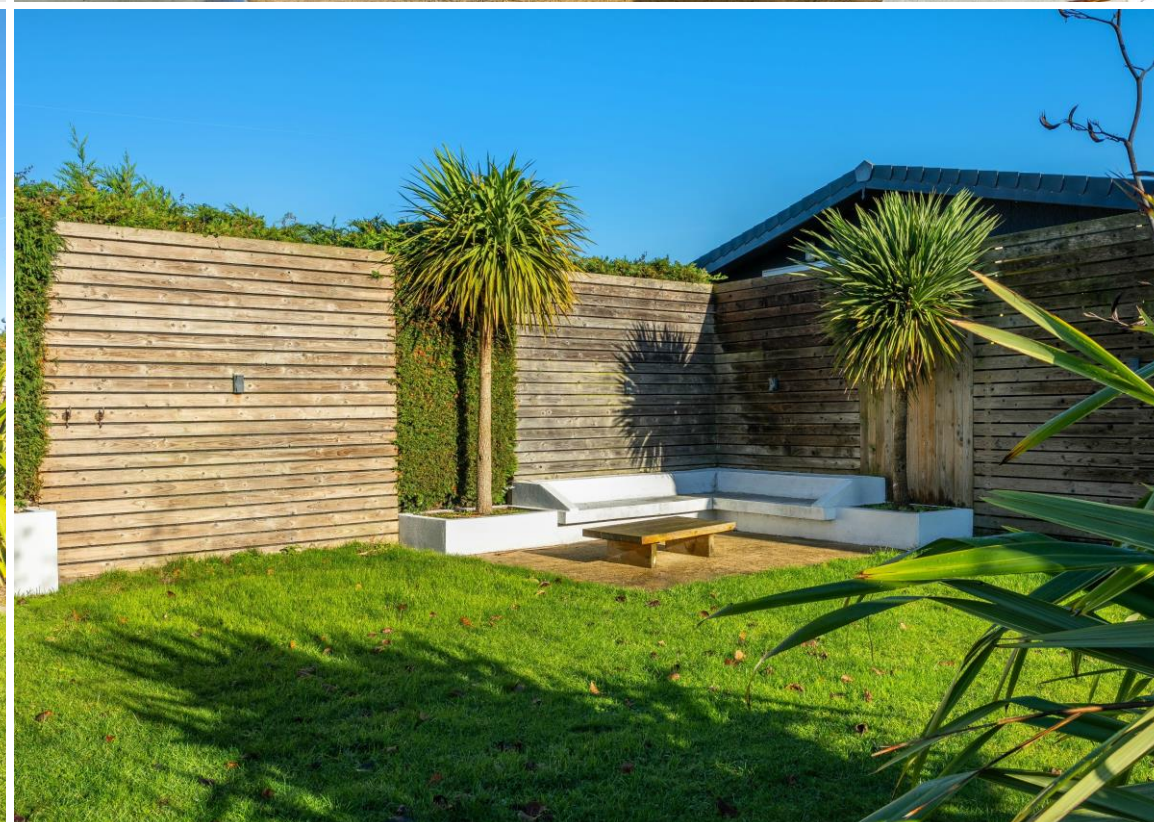
SERVICES: Mains water, electricity, and drainage. Central heating is via an oil- fired boiler with underfloor heating to the family room- kitchen and radiators to the remainder of the ground floor. The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

Agents note: As required in the Estate Agents Act, we would like to advise that the vendor is a relative of an employee of Robert Bell & Co.

VIEWING: By arrangement with the agent's Horncastle Office

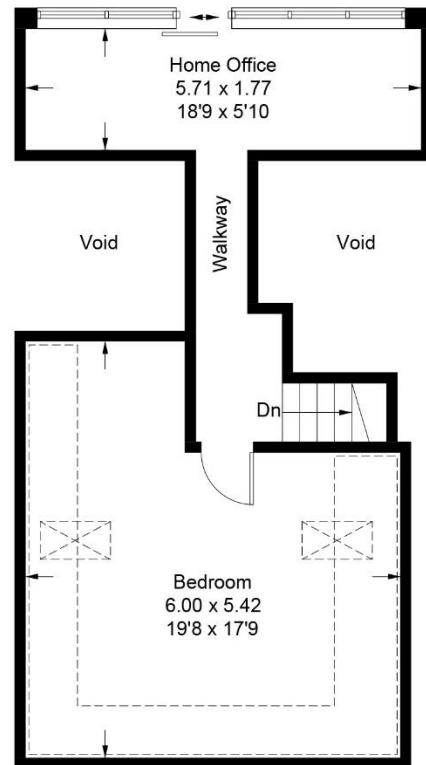
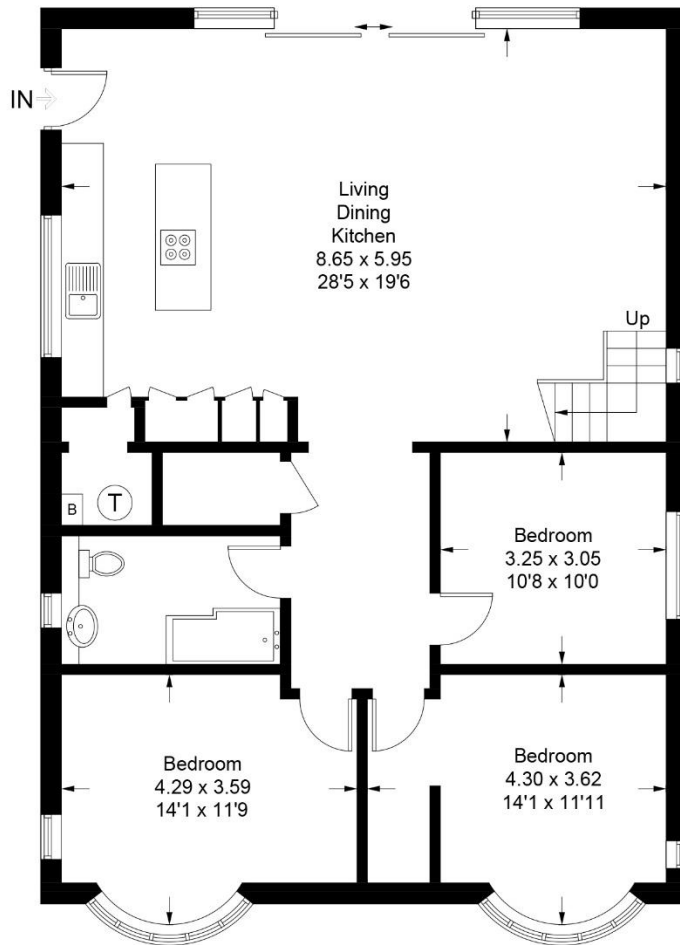
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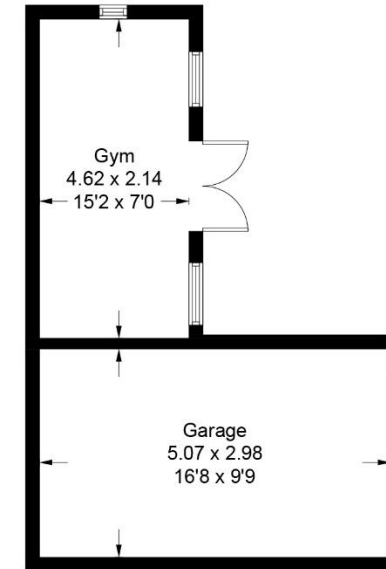


10 Everington Lane

Approximate Gross Internal Area = 152.9 sq m / 1646 sq ft
 Outbuilding = 25.6 sq m / 275 sq ft
 Total = 178.5 sq m / 1921 sq ft



= Reduced headroom below 1.5m / 5'0



Ground Floor
 (Not Shown In Actual
 Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.

DISCLAIMER

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